City of Tarpon Springs, Florida

Board of Commissioners
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711
http://www.ctsfl.us/agenda.htm

REGULAR SESSION AGENDA
TUESDAY, MAY 12, 2026
6:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

REFLECTION: Rabbi Adler

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Jewish American Heritage Month **(Commissioner Mike Eisner)**
2. National Safe Boating Week **(Commissioner Lori Weaver)**
3. National Public Works Week (**Mayor John Koulianos)**

PUBLIC COMMENTS

CONSENT AGENDA

4. Bayshore Heights Public Lighting **(Tony Mannello Streets & Stormwater Supervisor, Scott Young Assistant City Manager)**
5. Award File No. 260143-N-JL, Single Source Purchase LegalShield Employee Voluntary Plans **(Tabatha Adkins Director of Human Resources, Janina Lewis Procurement Services Director)**
6. Approve Novation for File No. 260020-N-AS, Digital Airport Advertising **(Megan McIntyre Cultural & Civic Services Interim Director, Janina Lewis Procurement Services Director)**
7. Acceptance of Resignation and Release **(Andrew Salzman, City Attorney)**
8. Award File No. 260134-B-PH, Tree Planting **(Allie Keen Interim Planning & Zoning Director, Janina Lewis Procurement Services Director)**

BUSINESS ITEMS

9. Human Resources Position Reclassification **(Tabatha Adkins, Director of Human Resources)**
10. Extend File No. 240067-C-AS, Water Meters and Associated Parts **(Tom Kiger Public Services Director, Ray Page Utilities Superintendent, Darryl Vaci Water Division Manager, Heather Estright Water Conveyance Supervisor, Janina Lewis Procurement Services Director)**
11. Increase File No. 250033-C-AS, Water and Sewer Treatment Supplies **(Tom Kiger Public Services Director, Darryl Vaci Water Division Manager, Janina Lewis Procurement Services Director)**
12. Award File No. 260148-C-AS, Water Meter Installation and Replacement Services **(Janina Lewis Procurement Services Director)**
13. Award File No. 260165-C-AS, Water Meters and Parts for Meter Replacement Project **(Tom Kiger Public Services Director, Darryl Vaci Water Division Manager, Janina Lewis Procurement Services Director)**
14. Appointment of Interim City Manager **(Andrew Salzman, City Attorney)**

ORDINANCES AND RESOLUTIONS

15. **Ordinance 2026-04; (2nd Reading)** Amending City Code Chapter 2, Article III, Division 1, Section 2-36(f)(2) of the City of Tarpon Springs Firefighters' Pension Plan to Increase the Benefit Multiplier **(Craig Misener Fire Chief, Scott Young Assistant City Manager)**
16. **Resolution 2026-20**; Conditional Use and Site Plan Approval for a 4-Unit Multifamily Development (Application 26-07 & 26-08)**(Quasi-Judicial) (Allie Keen, Interim Planning Director)**
17. Stormwater Management Code Revisions **(1st Reading)(Application 26-26)(Allie Keen, Interim Planning Director)**
    a. **Ordinance 2026-05**; Amendment to the Code of Ordinances; Amending Chapter 20, Articles VI and VII Pertaining to Stormwater Management and Storm Sewer System (Application 26-26)**(Legislative)**
    b. **Ordinance 2026-06**; Land Development Code Amendments; Amending Articles VIII, IX, X and XII Pertaining to Stormwater Management (Application 26-26)**(Legislative)**
    c. **Resolution 2026-19**; Adoption of Tarpon Springs Stormwater Technical Manual; Adoption of Technical Manual to Accompany Revisions to the Land Development Code Pertaining to Stormwater Management (Application 26-26)**(Legislative)**
18. Land Development Code (LDC) Articles I, II, and III Updates **(1st Reading), (Application 24-26)(Allie Keen, Interim Planning Director)**
    a. **Ordinance 2026-08:** LDC Article I Amendments; Amending Article I - General Provisions (Application 26-24)**(Legislative)**
    b. **Ordinance 2026-09**; LDC Article II Amendments; Amending Article II - District Regulations (Application 26-24)**(Legislative)**
    c. **Ordinance 2026-10**; LDC Article III Amendments; Amending Article III - Supplementary District Regulations (Application 26-24)**(Legislative)**
19. **Ordinance 2026-07; (1st Reading)**; Land Development Code Amendment; Amending Section 56.05 Mobile Food Dispensing Vehicles, Temporary **(Application 26-25)(Legislative)(Allie Keen, Interim Planning Director)**

BOARD AND STAFF COMMENTS

ADJOURNMENT

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, since the 16th century, Jewish immigrants have been integral to America's development, freedom, prosperity, and strength; and

WHEREAS, this month, the City of Tarpon Springs joins Americans of all backgrounds in celebrating the foundational contributions of Jewish Americans to the fabric of our nation; and

WHEREAS, we acknowledge the longstanding faith, perseverance, and resilience demonstrated by the Jewish people, and affirm the numerous contributions that Jewish Americans have made to our culture, politics, civil society, and various other fields; and

WHEREAS, while acknowledging these achievements, it is important to also recognize the prejudice and acts of violence experienced by Jewish communities throughout history, which regrettably continue in the present; and

WHEREAS, we remain committed to addressing racial, ethnic, and religious intolerance throughout society by promoting education and fostering understanding; and

WHEREAS, during Jewish American Heritage Month, we recognize the numerous contributions made by Jewish individuals to our community and affirm our shared dedication to pluralism, cultural diversity, and religious liberty.

NOW, THEREFORE, I, John M. Koulianos, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim the month of May 2026 as

Jewish American Heritage Month

in Tarpon Springs.

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida to be affixed this 12th day of May 2026.

_____ _____

City Clerk & Collector *Mayor*

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, an average of 650 individuals lose their lives annually in boating-related incidents within the United States; and

WHEREAS, most of these accidents result primarily from human error or inadequate judgment, rather than issues related to the vessel, equipment, or environmental conditions; and

WHEREAS, preparing well is essential for safe boating, as Coast Guard data shows most accidents are due to human error and many fatalities could be prevented with life jacket use; and

WHEREAS, using boating safety practices - such as carrying emergency equipment, wearing life jackets, taking safety courses, and getting free safety checks helps keep boaters safe during the season; and

WHEREAS, National Safe Boating Week highlights essential safety tips for recreational boaters, the City of Tarpon Springs acknowledges the efforts of Tarpon Springs Flotilla 070-11-09 and all boating partners in educating the public about safe boating.

NOW, THEREFORE, I, John M. Koulianos, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim the week of May 16-22, 2026, as

NATIONAL SAFE BOATING WEEK

in Tarpon Springs, and I urge all of those who boat to practice safe boating habits.

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida to be affixed this 12th day of May 2026.

City Clerk & Collector

Mayor

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, Public Works professionals focus on services that are vital to sustainable and resilient communities and to the public health, high quality of life, and well-being of its residents; and

WHEREAS, these services could not be provided without the dedicated efforts of public works professionals, who are managers, first responders, and employees at all levels of government who are responsible for our public facilities, fleet, marina, parks and parkways, streets and stormwater, signage, solid and yard waste facility; and

WHEREAS, it is in the public interest for the citizens in the City of Tarpon Springs to gain knowledge of and maintain an ongoing interest and understanding of public works; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association with the theme "Rooted in Service, Powered by Community" highlights the deep connection between public works and the people they serve.

NOW, THEREFORE, I, John M. Koulianos, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim the week of May 17 through May 23, 2026 as

National Public Works Week

in Tarpon Springs.

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida to be affixed this 12th day of May 2026.

City Clerk & Collector

Mayor

CITY OF TARPON SPRINGS, FL
Public Works Department

325 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5610
Fax (727) 942-5620

To: Scott Young, Acting City Manager

Through: Chris Cotta, Public Works Director

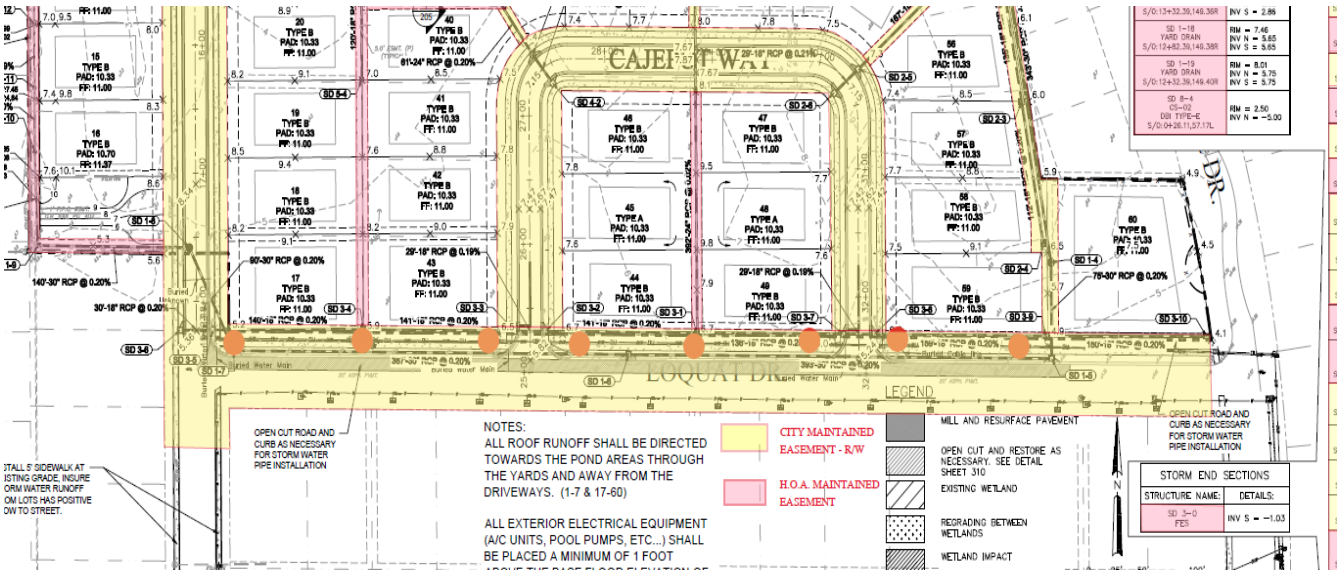
From: Brandon Crum, Facilities Management Superintendent

Date: May 06, 2026

Subject: Bayshore Heights Public Lighting

Background:

The Bayshore Heights Home Owner's Association would like the City to take over financial responsibility for 4 light poles previously installed by their HOA on Loquat Drive. At the Board of Commissioners meeting on 04/28/2026 the City agreed to take over 8 light poles on W. Bayshore Drive previously belonging to the Bayshore Heights HOA and agreed to take over 4 on Loquat Dr., if the HOA's Board agreed to maintain the remaining 4 lights on Loquat Drive. Since that time the Bayshore Heights HOA has agreed to maintain 4 of the light poles on Loquat and is now asking the City to accept responsibility for the remaining 4 light poles on Loquat Dr.



Recommendation:

Staff recommends that the City take over the payment of the 4 remaining lights on Loquat Dr. to maintain proper lighting on that roadway. This will be at a cost of $18.53/month per pole for a total of $889.44/year.

Attachment: Bayshore Heights HOA Letter Dated 4/30/26 (1 page)



Bayshore Heights

Homeowners Association

Tarpon Springs

April 30, 2026

Charles Rudd
City Manager
324 East Pine St
Tarpon Springs, FL 34689

RE: Bayshore Heights Street Lights Loquat

Mr. Rudd
As requested by Mayor Koulianos at Tuesday night's meeting, the board has approved the City's offer to split the costs associated with the lights on Loquat (4 of the 8) with the HOA. With the City taking over the 8 lights at the end of West Bayshore Dr. as approved at Tuesday night's meeting and the additional 4 on Loquat once approved at the next meeting, will allow me to sign a new contract with Duke keeping all lights in operation. The Board and I appreciate the City's and your assistance in resolving this issue. Please let me know if there is anything you need from me prior to the next meeting.

Respectfully,
Brian A. Flynn
President

Memorandum

Date: May 12, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Tabatha Adkins, Human Resources Director
Subject: Award File No. 260143-N-JL, Single Source Purchase LegalShield Employee Voluntary Plans
(Tabatha Adkins Director of Human Resources, Janina Lewis Procurement Services Director)

Recommendation

Award File No. 260143-N-JL, Single Source Purchase of LegalShield Employee Voluntary Plans to LegalShield Inc., for the period of May 13, 2026, through May 12, 2029, for the Human Resources Department for City wide usage.

Background

The purpose of this contract is to provide City employees with access to voluntary supplemental benefit products through convenient payroll deduction. These offerings include identity theft protection and prepaid legal services for employees and their families, with monthly costs ranging from approximately $9.95 to $19.95. Additionally, an optional rider is available for firearm owners, offering access to legal consultation and guidance related to firearm ownership and applicable laws.

This opportunity was initially brought forward through employee interest, and subsequent informal feedback indicates that multiple employees would value access to these services. Offering these products supports the City's ongoing efforts to enhance its benefits package in a cost-effective and meaningful way.

Importantly, this program is completely voluntary and no-cost to the City. Employees who choose to participate will pay for the services through payroll deductions, and the City's administrative role will be limited to processing those deductions. There are no employer contributions, minimum participation requirements, or long-term contractual obligations. The City may discontinue participation at any time if the program does not meet expectations (see attached memo).

This item was noticed as a single source procurement on the City's bonfire portal dated April 6, 2026, and closed April 24, 2026, with no objections received.

Funding

No funding required, as employee enrolls.

Strategic Plan Objective

Goal F.1: Continuous Improvement and Innovation through a culture of accountability, open-mindedness, and respect

City of Tarpon Springs, Florida

Human Resources Dept.
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 938-3711

Memorandum

To: Janina Lewis, CPPO-NIGP, Procurement Services Director
Through: Charles Rudd, City Manager
From: Tabatha Adkins, Human Resources Director
Date: April 27, 2026
Subject: LegalShield Employee Voluntary Plans

Recommendation

Authorize approval of an agreement with LegalShield to offer City employees the opportunity to voluntarily enroll in supplemental benefit products through payroll deduction. These offerings include **IDShield** (identity theft protection) and **LegalShield** (prepaid legal services for employees and their families). Monthly costs range from approximately $9.95 to $19.95.

In addition, an optional rider is available for firearm owners, providing access to legal consultation and guidance related to firearm ownership and applicable laws.

Background

LegalShield has been in operation since 1972 and currently serves more than 40,000 employer groups nationwide, including many public-sector organizations. Their services are designed to provide employees with affordable access to legal assistance and identity protection—two areas of increasing concern for today's workforce.

This opportunity was initially brought forward through employee interest, and subsequent informal feedback indicates that multiple employees would value access to these services. Offering these products supports the City's ongoing efforts to enhance its benefits package in a cost-effective and meaningful way.

Importantly, this program is **completely voluntary** and **no-cost to the City**. Employees who choose to participate will pay for the services through payroll deductions, and the City's administrative role will be limited to processing those deductions. There are no employer contributions, minimum participation requirements, or long-term contractual obligations. The City may discontinue participation at any time if the program does not meet expectations.

Additional Considerations

- Expands the City's benefits portfolio without increasing employer costs
- Provides employees with affordable access to legal services that can reduce personal and financial stress

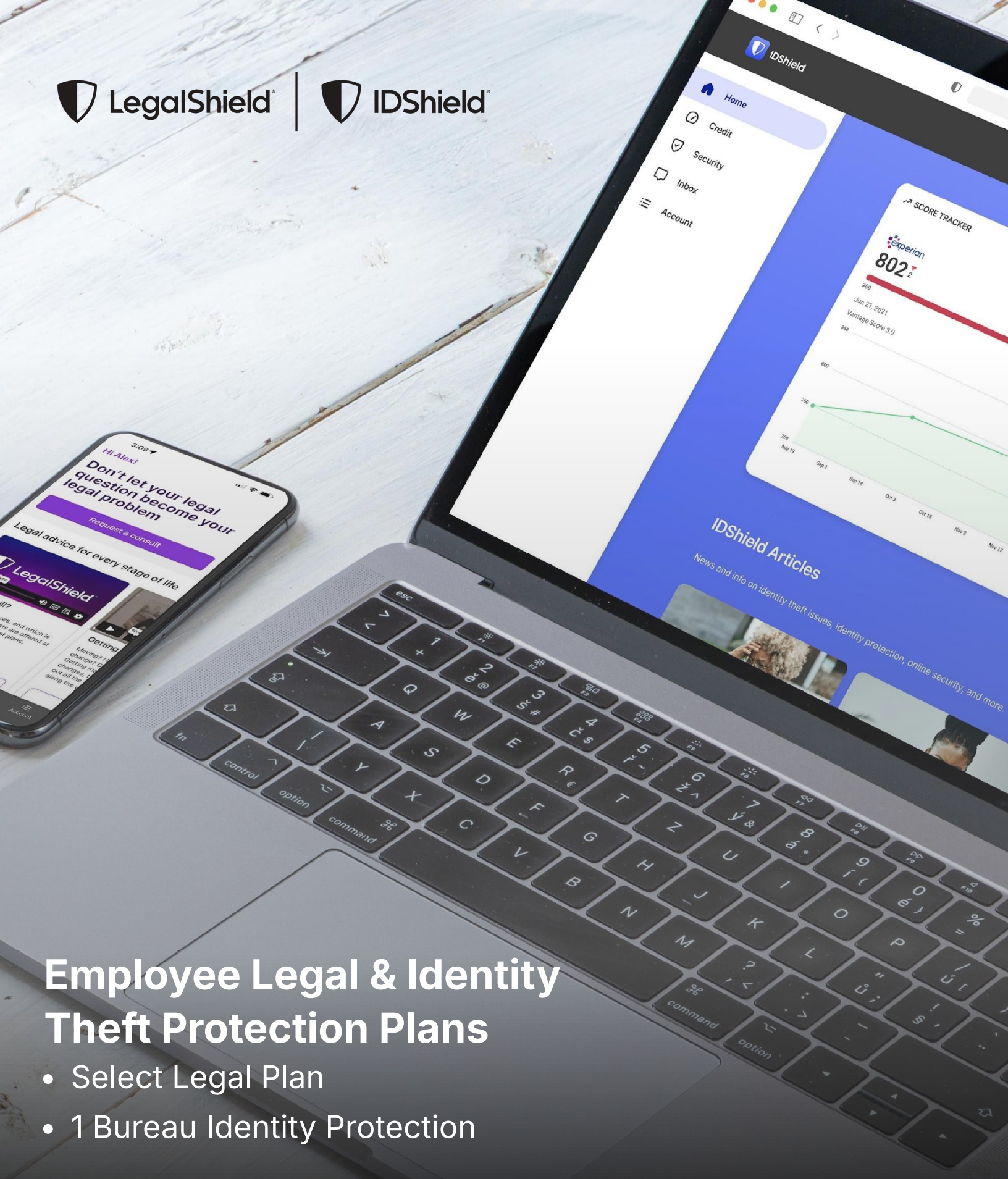
- Offers proactive identity theft protection, an increasingly relevant concern in today's digital environment
- Enhances recruitment and retention by demonstrating responsiveness to employee-requested benefits
- Minimal administrative burden, as enrollment and customer service are managed directly by the vendor

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Attachments
Detailed product information and plan summaries are included with the agenda materials for your review.

Funding
There is no City funding for this benefit, all enrollments will be Voluntary by employees.

LegalShield® | IDShield®



Employee Legal & Identity Theft Protection Plans

- Select Legal Plan
- 1 Bureau Identity Protection

Prepared for: City of Tarpon Springs *10/1/2025*

To offer these benefits, please contact: John Djonlich
630-479-7043 | jdjonlich@legalshieldassociate.com |

Proprietary & Confidential

Proposal valid for 180 days

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LegalShield | IDShield

Why Offer LegalShield and IDShield?

When combined, these plans provide a solution that enhances financial well-being.

Founded in **1972**

We shield more than 4 million lives from legal matters and identity theft incidents

We serve over 40,000 employer groups through our benefit plans

Our innovative approach to legal services and identity theft protection includes:

Mobile Apps

Our mobile apps provide direct service access and invaluable, easy-to-use features.

Direct Access to Professionals

Participants receive direct access to an assigned provider law firm and an identity theft specialist, including 24/7 for covered emergencies.

Full-Service Restoration

Through direct access to Licensed Private Investigators, participants receive full-service identity restoration.

Quality Assurance

Our provider lawyers respond within 8 business hours or less. Our proprietary system provides daily, real-time, online monitoring of our provider law firms, enabling continuous improvement and upholding high service standards.

360° Protection

We provide identity, credit, financial account, and social media account monitoring, as well as online privacy reputation management services. Anti-malware, mobile security, a VPN (Virtual Private Network) and password manager are also provided.

LegalShield

Plan Overview

Select Coverage

Consult with a provider law firm on matters such as:

FAMILY	• Bullying • Domestic Violence • Elder Care Law • Immigration	• Incompetency • Juvenile Matters • Medicaid/Medicare • Uncontested Adoption	• Uncontested Name Change • Veterans' Benefits
HOME	• Boundary Title Disputes • Contractor Disputes • Deeds • Foreclosure • Home Equity Loans	• Mineral Rights • Mortgages • Neighbor Disputes/Easements • Property Tax Assessments • Purchase/Sale of Home	• Residential Loan Document Service • Refinancing • Tenant Lease Assistance • Zoning Applications
FINANCIAL	• Affidavits • Civil Defense • Consumer Bankruptcy • Consumer Credit Services	• Consumer Protection • Contracts/Financial Disputes • Debt Collection • IRS Audit Assistance	• Personal Property Protection • Promissory Notes • Rental Agreements • Small Claims
ESTATE PLANNING	• Codicils • Durable Power of Attorney	• Physician's Directive/ Living Will • Will Preparation	
AUTO	• Driver's License Reinstatement	• Motor Vehicle Property Damage Claim	• Moving Traffic Violations/ Traffic Tickets
GENERAL	• 24/7 Emergency Legal Access • 25% Member Discount on legal services not covered • Document Review	• Legal Forms • Letters/Phone Calls • Mobile App • Telephone Advice	• E-Notary/Online Notarization (limit of 5 uses per membership year) • Unlimited e-Signature

IDShield

Plan Overview

FULL-SERVICE IDENTITY RESTORATION	• $3 Million Identity Fraud Protection Plan • 3B Credit Report Pre-and-Post Restoration	• Full-Service Restoration by Licensed Private Investigators • Pre-Existing Identity Theft Restoration	• Unlimited Service Guarantee
MONITORED INFORMATION	• Bank Account Numbers • Credit/Debit/Retail Cards • Cryptocurrency Wallets • Date of Birth • Driver's License Number	• Gamertags • Investment Account Number • Mother's Maiden Name • National Provider Identifier Number	• Name • Passport Number • Social Security numbers • Usernames and Passwords • And More!
MONITORING AND DETECTION	• Child Monitoring (Family Plan Only) • Credit Monitoring* • Court and Criminal Record Monitoring • Death-Index Monitoring • Financial Account Monitoring	• High Risk Application and Transaction Monitoring • Internet and Dark Web Monitoring • Local, State and Federal Database Monitoring • Online Chat Rooms and Social Feed Monitoring	• Payday Loan Monitoring • Public Record Monitoring • Telecom Monitoring • Sex Offender Monitoring • Sub-Prime Monitoring
ONLINE PRIVACY AND REPUTATION MANAGEMENT	• Anti-Malware Protection • Data Broker Site Management • Cyberbullying Protection • Mobile Security • Online Parental Controls	• Online Privacy Management • Password Manager • Reputation Management • Reputation Score	• Social Media Monitoring • VPN (Virtual Private Network)
ALERTS	• Customizable Social Media Alerts • Hard Credit Inquiry Alerts	• Financial Transaction Alerts • Identity and Credit Threat Alerts	• Sex Offender Alerts
UNLIMITED CONSULTATION	• Assistance in Analyzing and Interpreting Credit Reports and Medical Data Reports	• Consultation on Common Trends and Scams • Credit Counseling and Education	• Identity Theft Consultation • Lost/Stolen Wallet Assistance
GENERAL	• 24/7 Emergency Assistance • Auto-Monitoring	• Direct Access to Licensed Private Investigators • Live Member Support	• Mobile App • Monthly Credit Score Tracker**

*1 bureau credit monitoring (Experian).

**Monthly credit score tracker is based on Experian data.

Proprietary & Confidential

Plan Pricing

LegalShield Select Plan **$19.95**

Who is covered:

- Member
- Member's Spouse or Domestic Partner
- Dependents of the Member or Member's spouse up to the age of 26
- Children under 18 years of age for whom the Member, or the Member's Spouse, is the legal guardian.
- Any Dependent, regardless of age, who is physically disabled or mentally incapacitated resulting in an inability to make legally binding decisions and is
  a. unable to be employed
  b. 51% or more financially dependent upon the Member or Member's Spouse
  c. lives at home with the Member or Member's Spouse

Proof may be required by the Company or the Provider Law Firm before legal services may be given.

1-Bureau Credit Monitoring

Individual **$9.95**

Family **$18.95**

Who is covered:

Individual Plan:
The participant only

Family Plan:
- The participant
- Participant's spouse/domestic partner
- Dependent children under the age of 26

FAMILY PLAN: Monitoring services are available for the employee, their spouse/partner and dependent children under the age of 18. Dependent children ages 18-26 of the employee or employee's spouse/partner are eligible for consultation and restoration services only. Note, that monitoring services are not available for dependent children ages 18-26.

LegalShield Select + 1-Bureau Credit Monitoring

Individual **$29.90**

Family **$35.90**

Note: All pricing assumes Payroll Deduction.
The LegalShield Select and Select Plus Plans provide employers with the following enrollment options:

1. Modified Open Enrollment - employees can enroll anytime, but must remain enrolled until the end of their employer's current benefit year. Choosing this option results in a $4 surcharge.
2. Annual Open Enrollment - this is conventional annual open enrollment with annual lock-in except for Qualifying Status Changes.

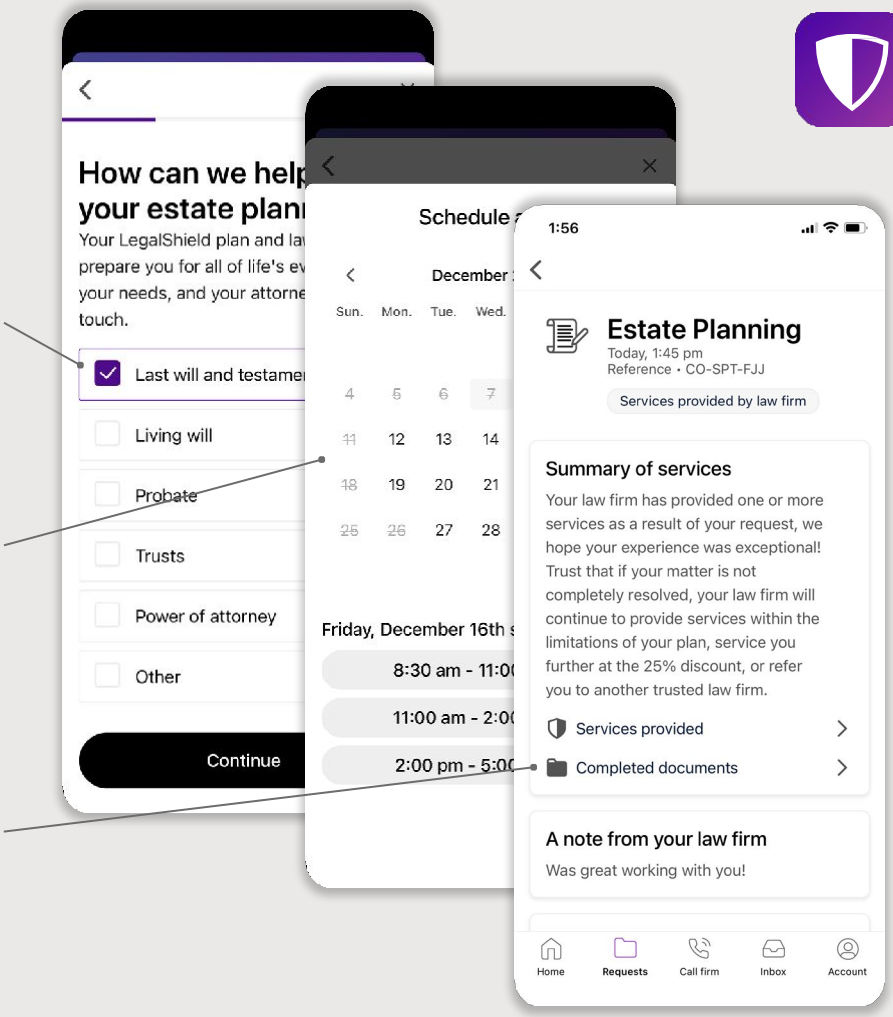
LegalShield

LegalShield's Mobile App

The LegalShield mobile app makes it easy for enrolled participants to access their benefits and creates a customer-centric, hassle-free experience. With this technology, we are enhancing the provider firm and participant relationship. The mobile app makes the plan more convenient to use, and participants can get the legal help they need quickly while they're on the go.

With the LegalShield app, **arranging a time to discuss a legal matter with a lawyer** is as easy as...

1. Select legal matter.
2. Schedule a date/time for a consultation.
3. View saved documents, such as a prepared Will.



GET IT ON Google Play

Download on the App Store

10K RATINGS

4.7

★★★★★

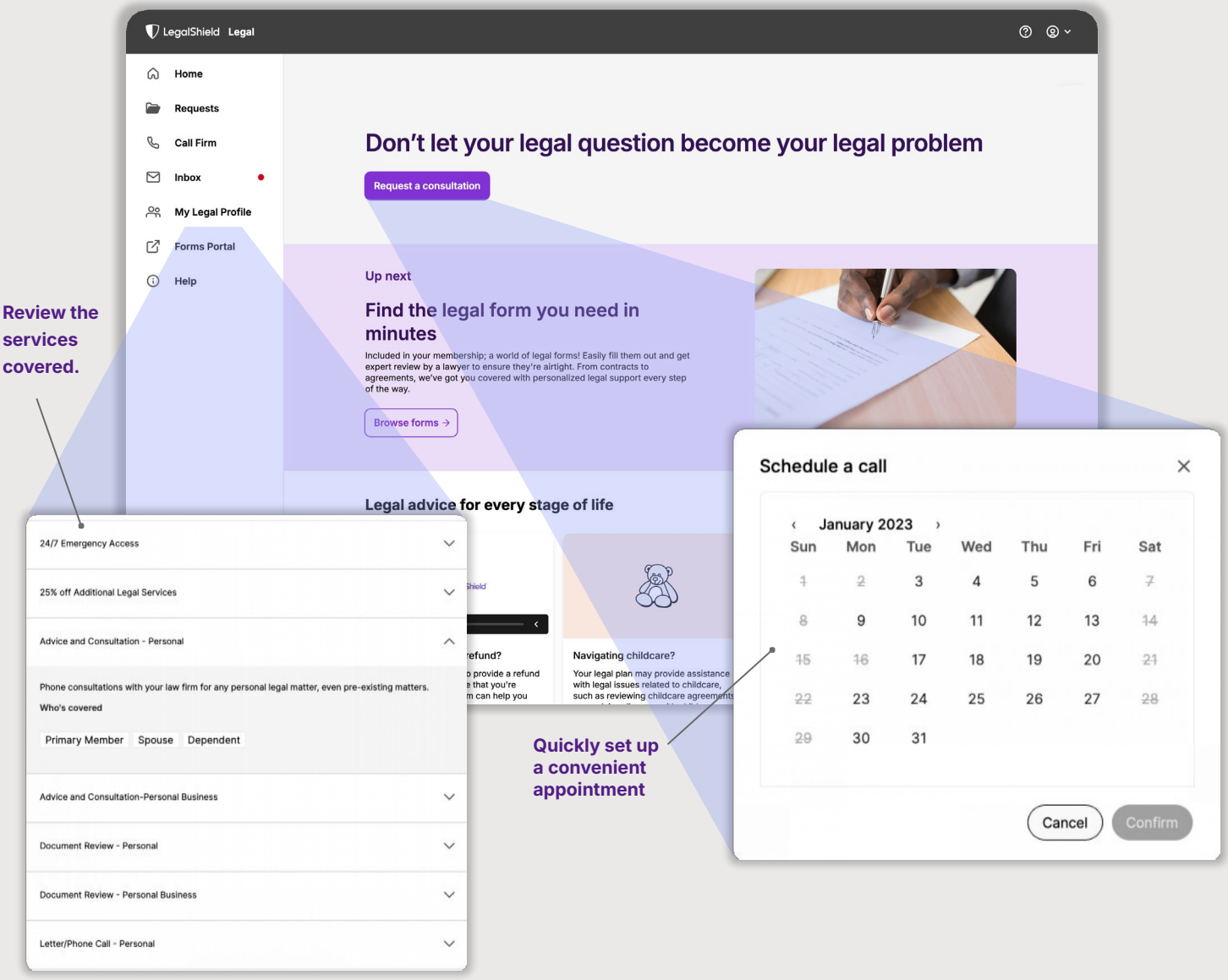
"This is a great service and the app is AMAZING. To have access to lawyers at your fingertips is such a comfort. The app is really easy to navigate and makes it easy to protect your rights whenever you need to."

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App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.

LegalShield

LegalShield's Member Portal

The LegalShield Member Portal enables participants to view their account information, schedule lawyer consultations, and access free resources, e.g., legal forms.



LegalShield

LegalShield's Provider Law Firms

LegalShield built and successfully maintains the only proprietary nationwide network of provider law firms, ensuring best-in-class service is provided to plan participants.



Experienced Lawyers
LegalShield's provider law firms have an average 22-year tenure with LegalShield and their lawyers have an average of 22 years' experience in the practice of law.



Training and Performance
LegalShield lawyers are contractually obligated to meet set SLAs.



Performance Incentives
LegalShield Provider Law Firms are paid on a per-capita basis, and are provided annual awards based on performance.

Direct Access to a Qualified Lawyer

Participants receive direct access to an assigned provider law firm, including 24/7 emergency legal access for covered matters.

Dedicated Network of Provider Law Firms

100% in-network coverage. Provider law firms are paid on a per capita basis, and there are never any claim forms.

Fast Response

A lawyer will respond to participant requests within eight business hours or less.

Quality Assurance

Our provider lawyers respond within eight business hours or less. Our proprietary system provides daily, real-time, online monitoring of our provider law firms, which enables continuous improvement and ensures high service standards are achieved.

Easy-to-Use

We provide easy account set-up and services are easily accessible. For example, participants can start their Will preparation in minutes using the mobile app or member portal.

Mobile App

The LegalShield mobile app provides direct access to participants' dedicated provide law firm and makes it easy to upload and prepare documents for fast legal review.

LegalShield

LegalShield's High Service Standards

LegalShield's modern approach puts the participant first and provides the legal support they need when they need it most.

We take a **proactive approach** to the service we provide to our participants and provide direct access to their assigned provider law firm, including 24/7 access for covered legal emergencies.

LEGAL PLAN SERVICE	SERVICE LEVEL STANDARD
Phone calls returned	8 hours
Document reviews	3 days
Letter or phone call	3 days
Will preparation (once information is received)	5 days

LegalShield NPS 57*

*The Creators of NPS, Bain & Company, suggest a score of 50+ is excellent.

Trustpilot

Legal Shield has always had my back. It is a relief for me to know that I have a lawyer available to me for legal matters such as speeding tickets, even if they are out of state. This time, I got a toll violation in NJ where I was traveling for work, even though I had the proper EZpass. My lawyer communicated quickly and clearly with me, and took care of everything so I didn't have to!

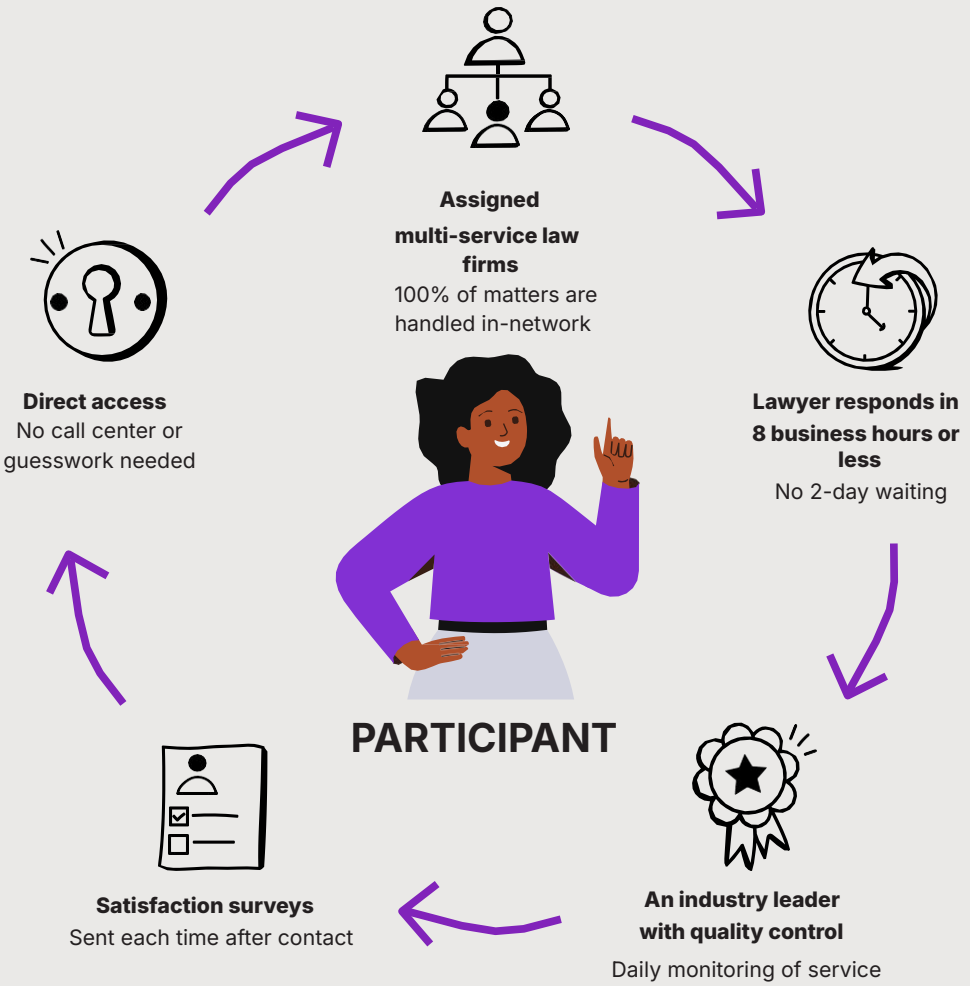
- LegalShield Member, Rima L.

LegalShield

The Participant Experience

With direct access to an assigned multi-service provider law firm, zero claim forms, high service standards and a convenient mobile app, we make using our legal plan easy, hassle-free and participant-focused.

Participant Service Experience Model:



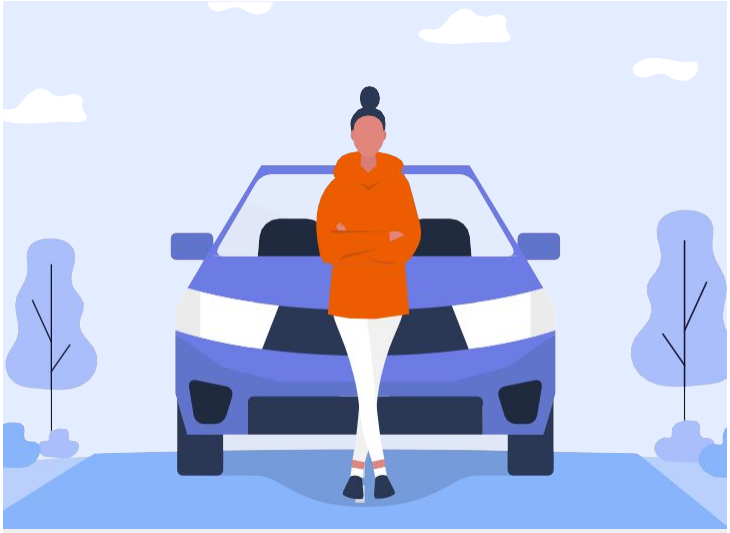
LegalShield

Legal Plans for Today's Legal Matters



Family Law

Participants receive direct access to a assigned provider law firm, for family-related matters including divorce, adoption, name change, and more.



Auto

Advice, consultation, and review of documents for all misdemeanor and non-criminal moving traffic violations.



Tenant Lease Assistance

Advice, review of documents of the residential lease with a landlord.



Estate Planning

A Directive to Physician, Living Will and Power of Attorney can be prepared for the participant.

LegalShield

Educational Services for All Employees

LegalShield's mission is to provide affordable and equal access to justice for all!

Member Resources Website

All employees have access to our Member Resources Website.

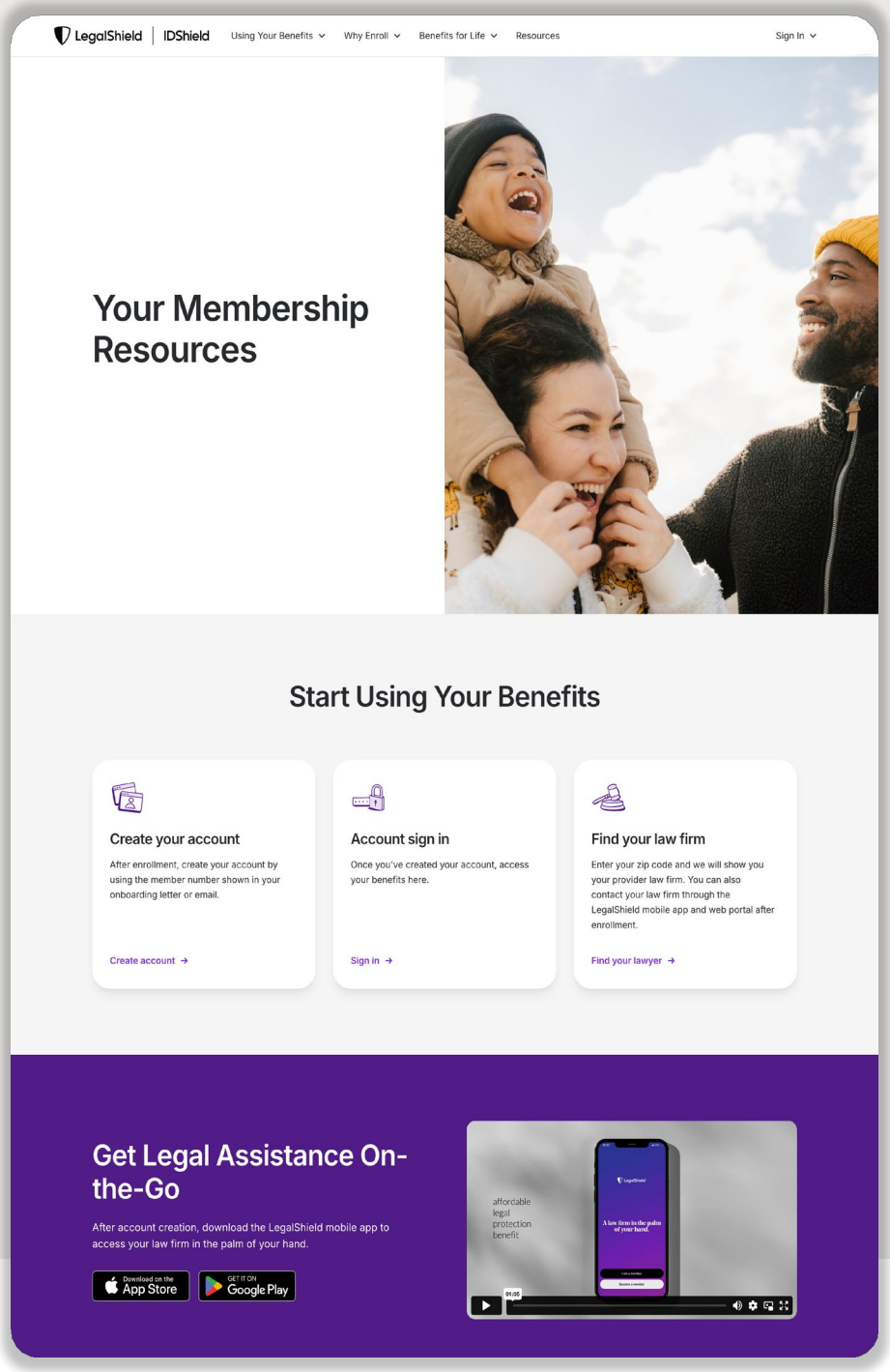
The website helps employees maximize plan usage by offering:

Guides

Articles

Videos

All employees can access our library of **Legal Forms and download them for free**. Once filled out, enrolled participants can ask their provider lawyer to review.



LegalShield® | IDShield®

Credit Counseling & Education

Exclusively available with the dual LegalShield & IDShield Plan

Our identity theft specialists will provide one-on-one education to help participants understand their credit rating and actions that are likely to have an impact their credit score.

By combining legal plan benefits with IDShield credit counseling and education, participants receive full-service support for credit related matters. With this full-service credit approach, we review participant expenditures to help identify unnecessary spending habits that could negatively affect credit rating.

Counseling on these topics can improve financial health:

- **Debt management -** Educate on healthy debt management and how to follow a spending plan.
- **Financial budgeting -** Provide information to assist members in creating a budget.
- **Actions that impact credit rating -** Educate on actions that can impact ratings, and how they can influence interest rates.
- **Identity theft risk management -** Guidance on mitigating identity theft risks, blocking unwanted calls and texts, heightening awareness of trending scams to access personal information.
- **Building credit -** Share tips on how to build a strong credit file such as keeping a low balance, paying on time and maintaining a low credit ratio.
- **Mortgage risks and education -** Guidance on loan terminology, interest rates and how credit plays into the overall process.
- **Reviewing suspicious activity -** Assistance in reviewing suspicious activity reported by the service with coaching and education on determining the difference between legitimate and suspicious activity.
- **How collections and inquiries affect credit reports -** Credit activity can impact credit scores in a positive or negative ways. For example, hard inquiries and collections will decrease scores by as little as 5 points and up to 110 points. We educate members on best practices when applying for credit to limit negative impacts.
- And much more!

IDShield

IDShield's Mobile App

The IDShield mobile app makes it easy for participants to access their benefits. Participants can view their alerts and add/edit their monitored information directly via the app.

GET IT ON Google Play

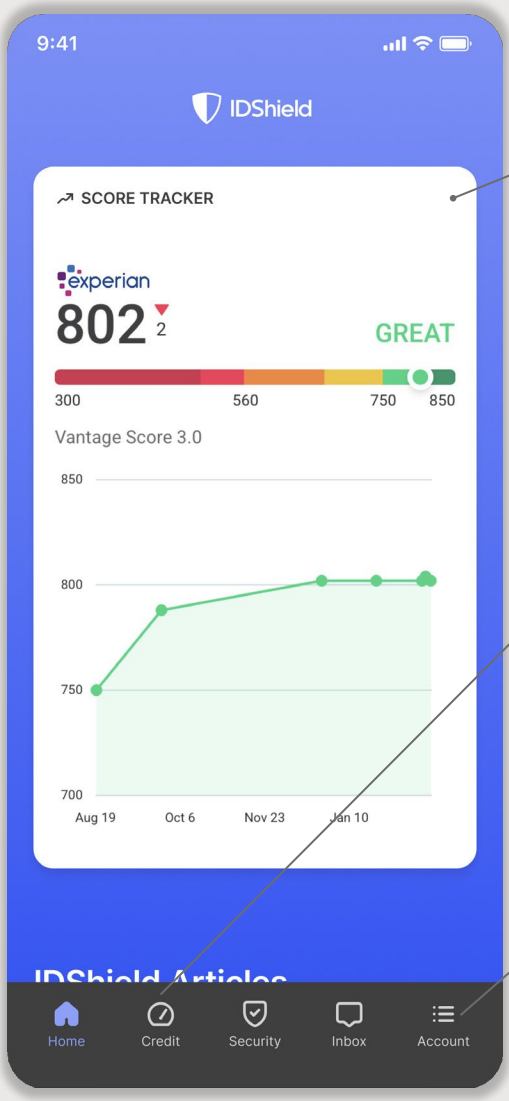
Download on the App Store

849 RATINGS

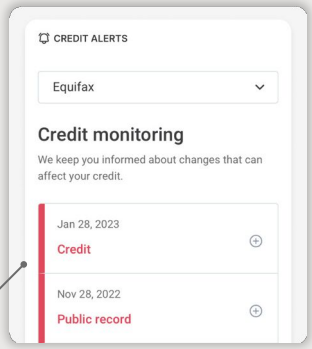
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★★★★★

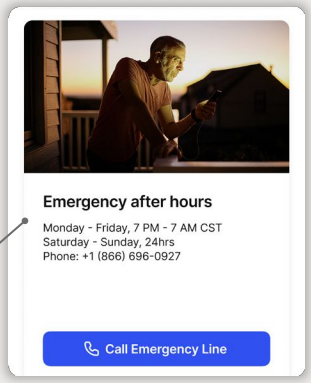
"Great app. Easy to use and functional. Had a case of identity theft — someone tried opening a credit card under my name and it caught it. Totally worth it!"



Credit Score Tracker The monthly credit score tracker is updated each month.



Credit Monitoring Receive notifications for identity and credit threat alerts, and view the details of each alert.



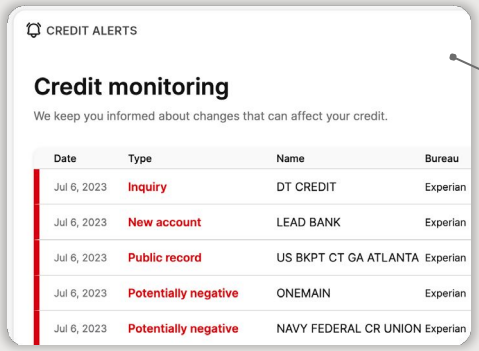
24/7 Emergency Assistance Get direct access to identity theft specialists.

Apple and the Apple logo are trademarks of Apple Inc., registered in the U.S. and other countries.
App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.

IDShield

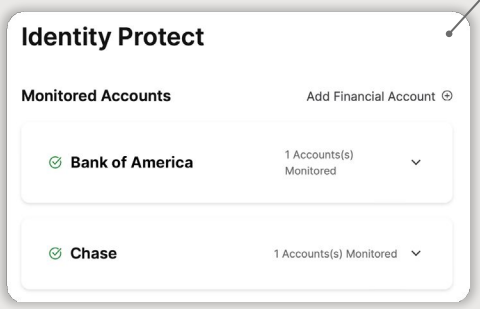
IDShield's Member Portal

Participants can access their identity protection portal and other resources, including IDShield's online privacy and reputation management services.



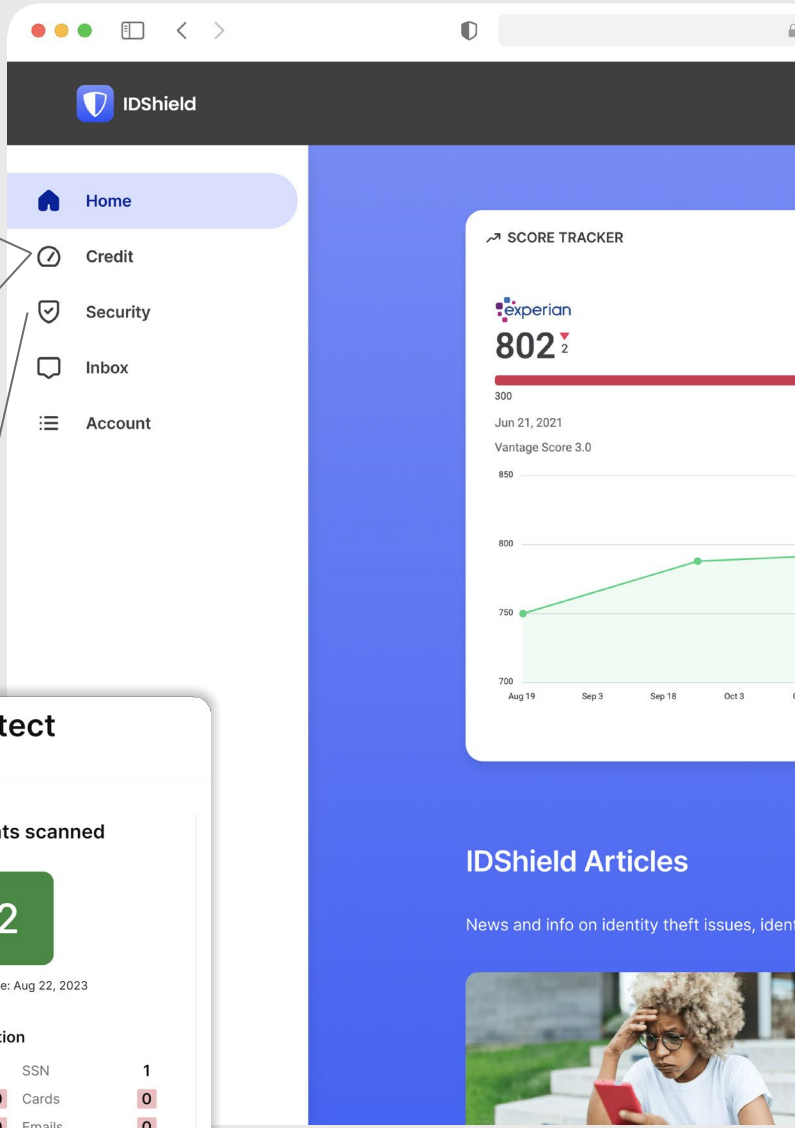
Credit Score Tracking

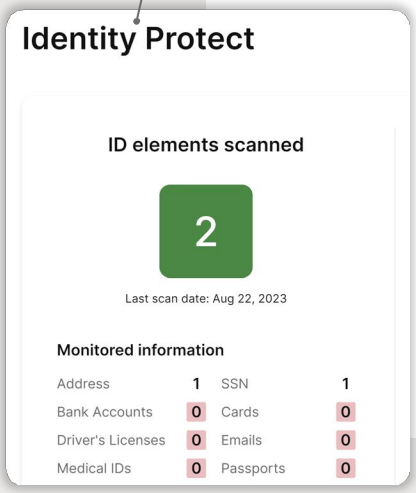
Not just the "what" of a credit score, but also the "why". Credit scores are updated monthly.



Financial Threshold Monitoring

Search by bank and add financial accounts for monitoring. A separate threshold limit can be set on each account.





Dark Web Monitoring Services

IDShield continually scans the dark web for **Personally Identifiable Information (PII)** to spot ID theft at the earliest stages.

IDShield

The Participant Experience

*IDShield identity theft specialists **resolve 96% of identity theft issues in an average of 2 hours**. Remaining matters are resolved by our Licensed Private Investigators in an average of 24 days.*

Participant Service Experience Model:



LegalShield

Group Benefit Websites

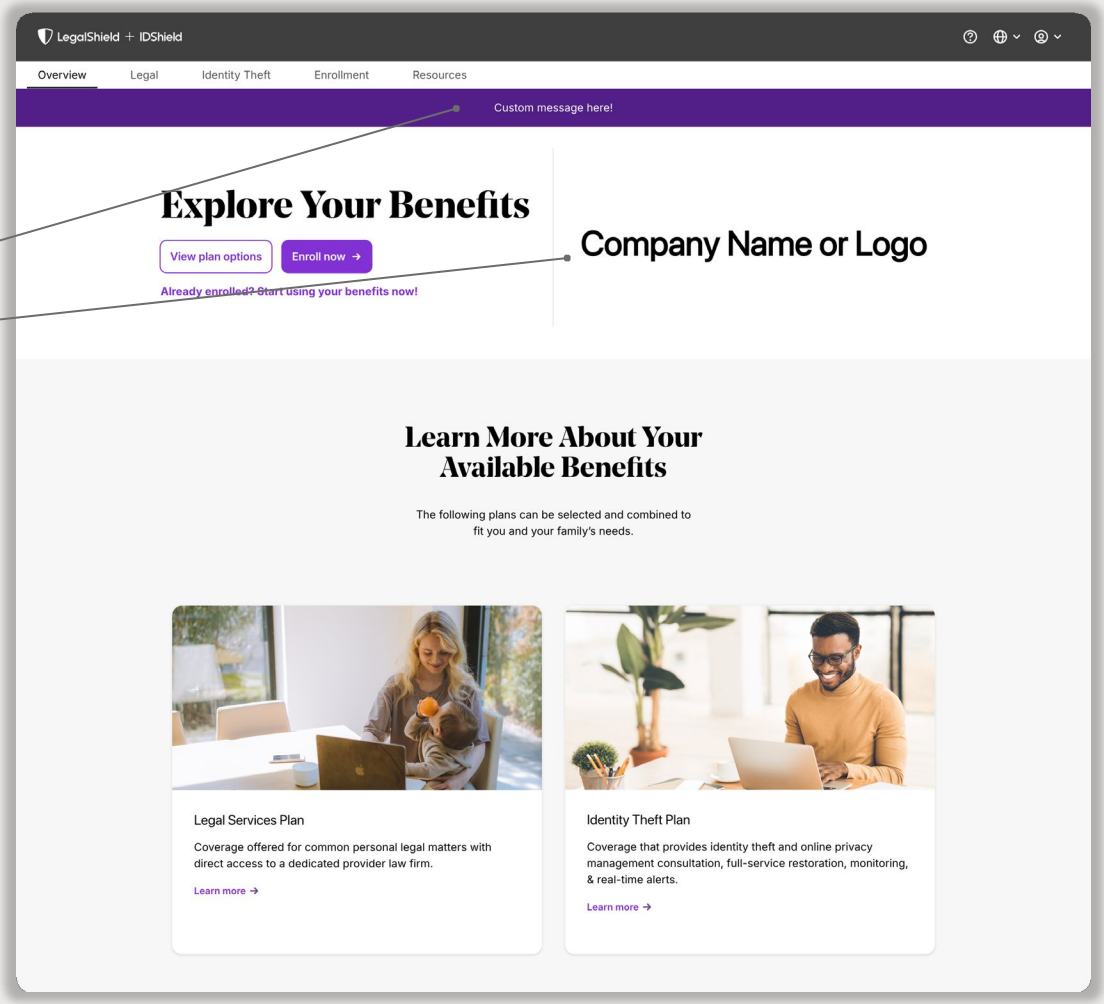
We can provide a custom website co-branded with your company name and logo on the homepage and website URL.

This URL is then placed on the enrollment flyer, and serves as a resource for employees to learn more about the benefit.

All group websites contain plan information and a benefit overview video.

Customized for Your Organization

Your benefits administration home page can be customized with **enrollment instructions** and your **company's name or logo**.



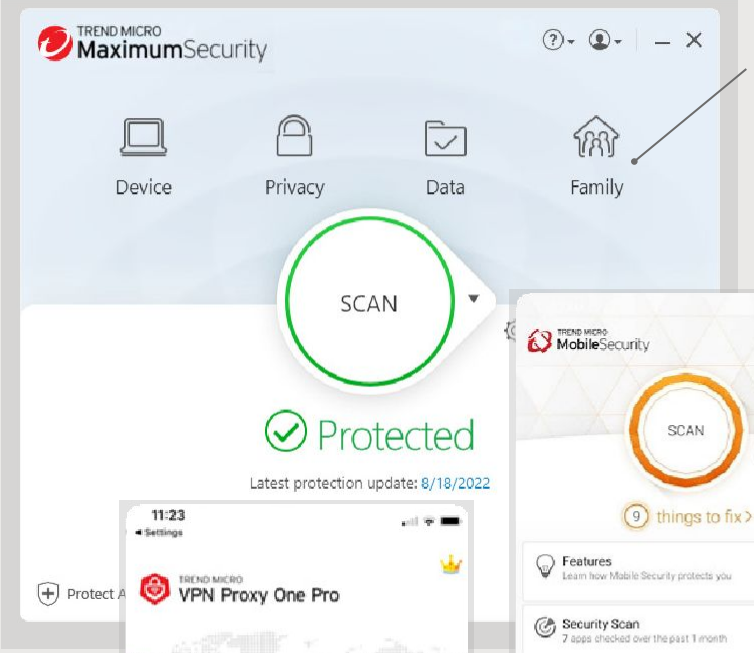
IDShield

Complete protection for desktop and mobile devices

IDShield partners with Trend Micro to deliver unmatched security, including anti-malware protection, Trend Micro VPN (Virtual Private Network) and Password Manager for both desktop and mobile devices.

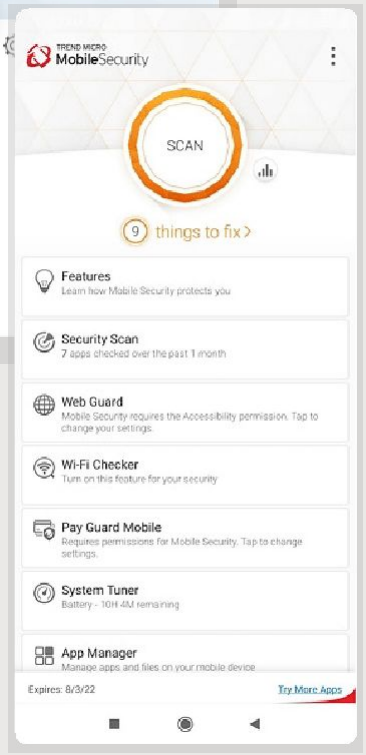
Anti-Malware Protection

Cloud-based AI technology delivers highly effective and proactive protection against ever-evolving malware infections.*



Online Parental Controls

Set parental controls and content filters to monitor and block what web pages can be viewed, and schedule specific timeframes for when children can browse the web.

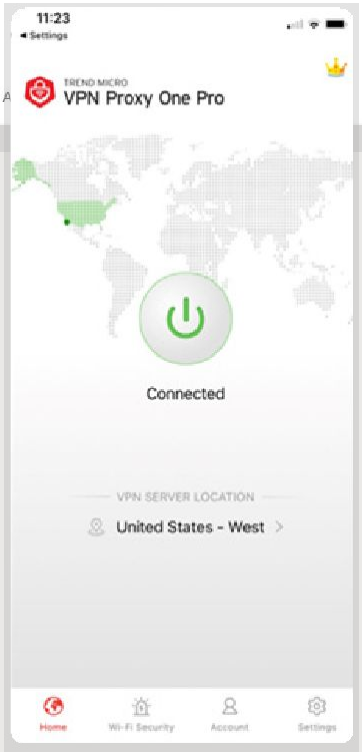


Mobile Security

IDShield's mobile security from Trend Micro provides protection from ransomware, potentially dangerous and harmful websites, unsafe Wi-Fi networks, and more.
Participants can even track, lock, and/or wipe a lost or stolen device.

VPN

Bank-grade data encryption to prevent a participant's incoming and outgoing internet traffic from being tracked, hacked or censored. It turns a public hotspot into a secure Wi-Fi.*



Password Manager

Create strong and unique passwords and safely secure them. Identify weak passwords and change them with unique, tough-to-hack passwords.**

Average annual retail price for these features alone:
$200 (Family)
$85 (Individual)

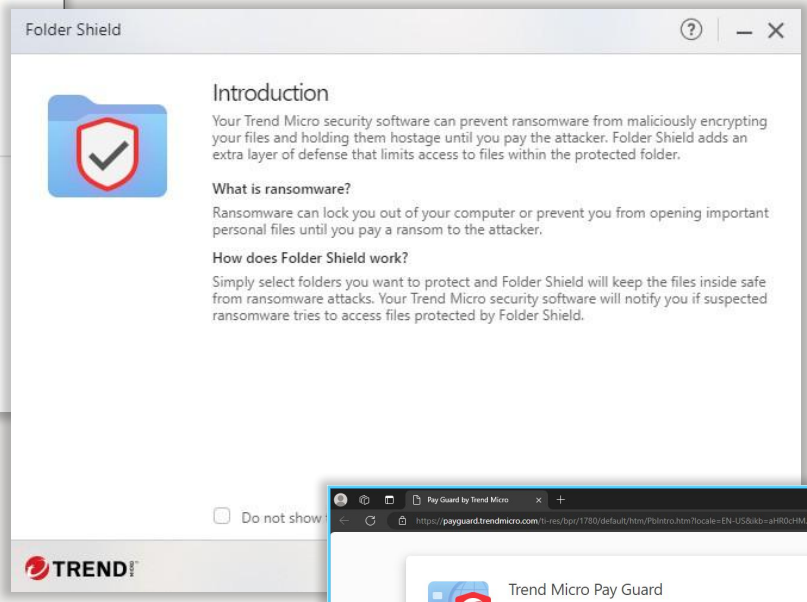
*IDShield Individual Plan protects up to 3 devices while the Family Plan protects up to 15.
**IDShield's Individual Plan provides 1 password manager while the Family Plan provides up to 6.

System Requirements: Windows Operating Systems: Microsoft® Windows® 7 (all versions) with Service Pack 1 (SP 1) or later, Microsoft® Windows® 8.1 (all versions), Microsoft® Windows® 10 (Windows IOS and ARM processors only supported by IDShield Endpoint Anti-Malware on Microsoft® Store). Mac Operating Systems: Apple® macOS 10.14 to 10.15 and macOS11 Big Sur, Chrome OS Operating System: Chrome OS 79 or higher (Chromebooks only supported by IDShield Endpoint Anti-Malware on Chrome Web Store), Android Operating Systems: Android 4.1 or later. IOS Operating Systems: iOS 9 or later. 64-bit device required for latest version.



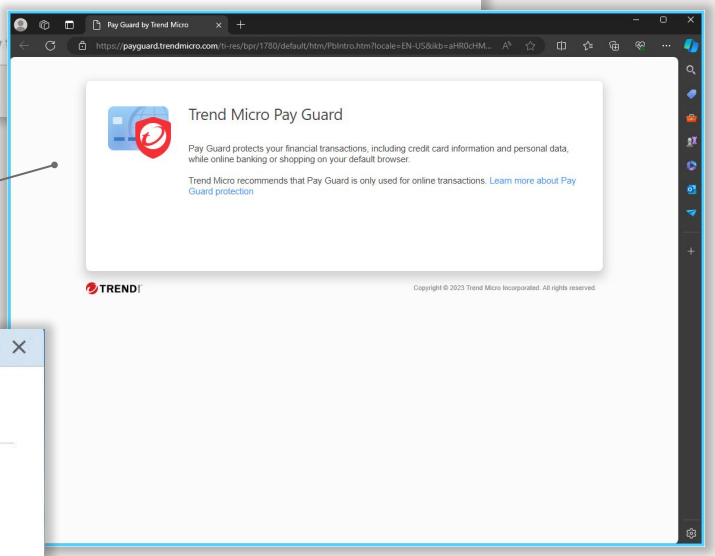
Trend Micro Toolbar

A browser extension that warns users about security risks associated with websites they visit. It monitors and rates links in search engines and social media channels, and shows ratings when the mouse hovers over a link. The toolbar also protects against phishing scams, banking scams, tech support scams, and identity theft.



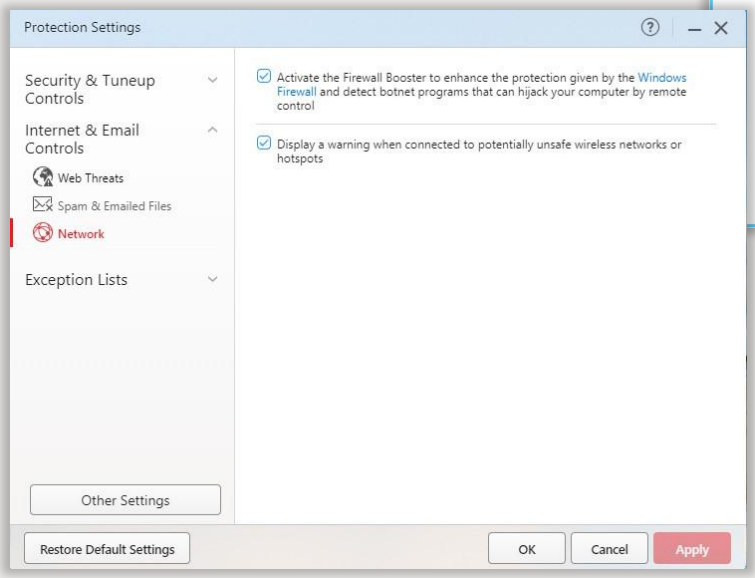
Folder Shield

Adds an extra layer of defense that limits access to important files and folders. It prevents ransomware from maliciously encrypting these files and holding them hostage until the attacker is paid.



Pay Guard

Protects financial transaction data against security and identity threats. Upon visiting banking or shopping websites, Pay Guard opens a secure default browser, safeguarding online transactions.



Firewall Booster

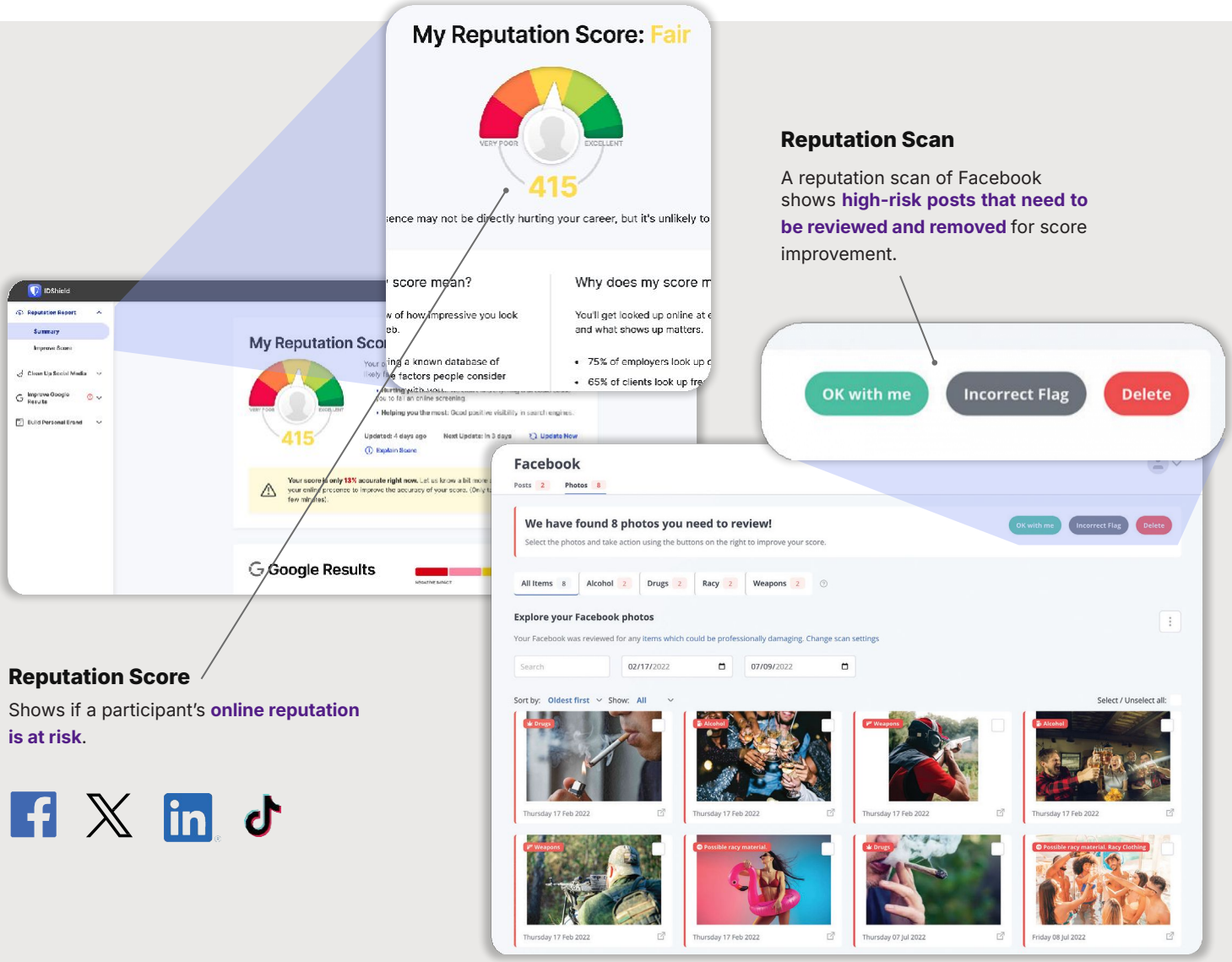
Enhances Windows Firewall's functionality. It provides network vulnerability detection and anti-botnet protection. (A botnet is a network of private computers infected with malicious software and controlled as a group without the owner's knowledge.)

IDShield

Reputation Management Services

Reputation Management on Social Media Platforms

We provide a first-class social media detection and clean-up service. Additional features include a reputation scan of common social media platforms, such as Facebook and X, a reputation score, and a Google search tool to help participants take control of their online personal appearance.



Reputation Scan

A reputation scan of Facebook shows **high-risk posts that need to be reviewed and removed** for score improvement.

Reputation Score

Shows if a participant's **online reputation is at risk**.



Advice and Consultation

Letter or Phone Call

The phone call or letter (for each non-related personal legal subject matter) to a third party may be made by the provider law firm if it will further assist in the resolution of the personal legal matter. An additional follow-up letter or phone call will be made when necessary.

Legal Research

This service covers legal research on any personal legal matter, up to one hour per matter.

Phone Consultation

This service covers toll-free phone consultations to discuss any personal legal matter.



Document Services

Document Review

Consultation and review of personal legal document, 50 pages or less. Document review will not cover the review of documents prepared by another lawyer currently representing the Covered Person. This service is limited to one review per document. Document review does not include documents intended to be filed with a governmental entity.



Family

Bullying

This service covers advice, consultation, document review, 50 pages or less, and letter preparation on behalf of the Covered Person when a victim of bullying. Bullying is defined as an ongoing aggressive and unwanted behavior for the purpose of this service.

Civil and Social Discrimination

This service covers consultation and review of documents, 50 pages or less, for the Covered Person when a victim of differential treatment based on civil and/or social characteristics including age, disability, ethnicity, gender, marital status, national origin, race, religion or sexual orientation. Document review does not include documents to be filed in court or with a governmental entity. (Representation is available at a 25% discount from the provider lawyer's hourly rate.)

Domestic Violence

Consultation when the Covered Person is seeking to be protected by a Victim Protection Order. (Representation is available at a 25% discount from the provider lawyer's hourly rate as long as there is no conflict between the participant and other covered person(s).)

Elder Care Law

This service covers advice and review of documents for Member or Spouse with respect to their liability for their parent's elder care issues (including Medicare, Medicaid, Social Security Benefits, Veterans Affairs, prescription plans, nursing home agreements, Powers of Attorney, Living Wills, and Wills). The Provider Law Firm will prepare a deed involving the parent's primary residence when the Member or Spouse are either the grantor or grantee. The Provider Law Firm will prepare a promissory note involving the parents when the Member or Spouse are the payor or payee. The parents of the Member and Spouse are not covered.

Guardianship/Conservatorship

Consultation and document review for the guardianship or conservatorship over a person or estate when the Covered Person is being named as the guardian or conservator.

Immigration

Consultation and document review of 50 pages or less and eligible for a 25% discount. (Document review does not include documents to be filed in court or with a governmental entity.)

Incompetency

Consultation and document review when the Covered Person is subject to a civil competency determination. Trial defense services may apply to the participant and spouse.

Juvenile Matters

Consultation and document review for a participant's dependent child so long as there is no conflict between the participant and said dependent. Document review does not include documents to be filed in court or with a governmental entity. (Representation is available at a 25% discount from the provider lawyer's hourly rate.)

Reproductive Matters

This service provides advice, consultation, and document review, 50 pages or less, for the Covered Person on reproductive matters, including surrogacy, egg donation, sperm donation, gamete donation, embryo donation and embryo adoption. Representation is available at a 25% discount from the provider lawyer's hourly rate.

Uncontested Minor Child Adoption

Provides access to a law firm for help with the uncontested adoption of a minor child. All parties must agree in writing to the adoption, and all consent must be obtained before filing. Primary Member & Spouse only. Preparation of additional documents, including but not limited to, any required notices and/or any official documentation, or additional court appearances will be provided at a 25% Discount to the Standard Hourly Rate. If an Uncontested Name Change becomes contested, any further Services will be provided at a 25% Discount to the Standard Hourly Rate.

Uncontested Name Change

This service provides assistance in preparing documents for an uncontested legal name change for a Covered Person from the Provider Law Firm. This includes preparation of the court application and attendance at the initial hearing to obtain the change in name. Preparation of additional documents, including but not limited to, any required notices and/or any official documentation, or additional court appearances will be provided at a 25% discount to the standard hourly rate.



Home

Boundary or Title Disputes

This service covers advice, consultation and document review, 50 pages or less, for the Covered Person in a boundary or title matter involving their primary or secondary residence.

Deeds

This service covers advice, consultation and document review, 50 pages or less, related to real estate property deeds, when the Covered Person is purchasing or selling a primary or secondary home. (Document preparation available at a 25% discount.)

Easements

This service covers advice, consultation and document review, 50 pages or less, for the Covered Person in a dispute related to an easement connected to their primary residence. Document review can't include review of documents to be filed in court or with a governmental agency.

Eviction and Tenant Problems (Primary Residence - Tenant Only)

This service covers advice, consultation and document review, 50 pages or less, for any Covered Person, 18 years of age or older, arising out of a residential lease. This includes security deposits, leases, disputes with a landlord, and property damage claims.

Foreclosure

This service covers, consultation and document review, 50 pages or less, for the Covered Person for foreclosure of their primary residence or secondary home. Trial defense services may apply for defendant. Document review does not include documents to be filed in court or with a governmental entity.

Home Equity Loan Services

This service covers advice, consultation and document review, 50 pages or less, for any home equity loan of the Covered Person for their primary or secondary home. He or she must be the mortgagor, borrower or buyer. Document review can't include review of documents to be filed in court or with a governmental agency.

Mineral Rights

This service covers advice, consultation and document review, 50 pages or less, concerning a gas or oil lease for the Covered Person's primary or secondary residence and any property purchased for personal use. Document review does not include documents to be filed in court or with a governmental entity.

Mortgages

This service covers advice, consultation, and document review, 50 pages or less.

Residential Loan Document Services

A provider law firm can review mortgage documents that are legally required by the lender for the purchase of a primary residence. Available once per membership year. All necessary paperwork must be provided to the provider firm at least five business days prior to the closing date. This does not include a review of the abstracts, preparation of a title opinion, or a lawyer's presence at the closing. Covers the Primary Member and Spouse.

Property Tax Assessments

This service covers advice, consultation, and document review, 50 pages or less, for the Covered Person for matters concerning property tax assessments and property valuations related to his or her primary residence. Representation is available at a 25% discount of the provider lawyer's hourly rate.

Refinancing of Home

This service covers advice, consultation, and document review, 50 pages or less. Residential loan document services may apply.

Sale or Purchase of Home

This service covers advice, consultation, and document review, 50 pages or less. Residential loan document services may apply.

Tenant Lease Assistance

Receive consultation and document review for a rental agreement in which the Primary Member, Spouse or Covered Dependents over the age of 18 are named as tenants.

Zoning Applications

This service covers consultation, and document review, 50 pages or less. Representation is available at a 25% discount off the provider lawyer's hourly rate. Document review does not include documents to be filed in court or with a governmental entity.



Finance

Civil Trial Defense

- 1st membership year: 60 hours of trial time, of which 2.5 hours may be used for pre- trial time.
- 2nd membership year: 120 hours of trial time, of which 3 hours may be used for pre- trial time.
- 3rd membership year: 180 hours of trial time, of which 3.5 hours may be used for pre-trial time.
- 4th membership year: 240 hours of trial time, of which 4 hours may be used for pre- trial time.
- 5th membership year: 300 hours of trial time, of which 4.5 hours may be used for pre-trial time.

Covers the Member and Spouse. Hours that are not used during the membership year expire and do not roll over to any later membership year. Pre-existing matters, counterclaims, a claim defense, or legal position that is not likely to prevail in court, class actions, any criminal charge, actions related to IRS, bankruptcy, marriage, separation, annulment, child custody, or other divorce or other domestic related issues, garnishment, appeal, or any other post-judgment relief action, arbitrations, mediations, and administrative proceedings are excluded. See a Plan Overview for additional exclusions.

Collection Letters

This service covers advice, consultation, and preparation of letter on behalf of the Covered Person to collect on amounts payable to them for personal collection matter.

Consumer Bankruptcy

Consultation. (Representation is available at a 25% discount off the provider lawyer's hourly rate.)

Consumer Credit Services

Consultation and document review, 50 pages or less. (Representation is available at a 25% discount off the provider lawyer's hourly rate.)

Consumer Protection

Consultation and document review, 50 pages or less.

Garnishment

This service covers advice, consultation, and document review, 50 pages or less, for the Covered Persons for their wage or earnings garnishment.

IRS Tax Audit Assistance

Provides legal advice, consultation, negotiations, and representation if audited by the IRS on a personal income tax return. Participants receive up to 3.5 hours of pre-trial and 46.5 hours of trial time. Trial time only applies when a Covered Person is sued by the IRS or when participants sue the IRS after paying the disputed tax. IRS legal services start for any tax return originally due on April 15 of the same year as the effective date. IRS actions related to garnishment, attachment, charges of tax fraud, or income tax evasion are not covered. Matters involving or related to trust returns, business/or corporate tax returns, business-related income or matters related not covered even if included in a personal tax return. See a legal plan contract for additional exclusions.

Personal Property Protection

This service covers advice, consultation and document review, 50 pages or less, regarding the Covered Person's personal property matters such as consumer credit reports, contracts for the purchase of personal property, consumer credit agreements or installment sales agreements.

Promissory Notes

Consultation and document review, 50 pages or less. Documents to be filed in court or with a governmental entity are excluded.

Repossession

Consultation. Trial Defense Services may apply.

Small Claims

Consultation. If you are the plaintiff, representation is available at a 25% discount off the provider lawyer's hourly rate. If you are the defendant, the Trial Defense Services may apply.



Will and Estate Planning

Living Will or Physician's Directive

A Physician's Directive in the contract or Living Will can be prepared for the Covered Person.

Power of Attorney

Consultation, preparation, and document review of a Durable Power of Attorney prepared by the provider law firm.

Probate

Consultation and 25% discount.

Wills and Codicils

This service covers preparation of a Will or Codicil for any Covered Person. The Will may include a Codicil or amendment and may include the creation of a testamentary children's trust. Estate tax planning is not included. These services do not include the distribution of any assets outside of the United States. The Covered Person may use this Service once per Membership year.



Motor Vehicle

Moving Traffic Violations

Each Covered Person will receive defense of two moving traffic violations per Membership Year. Each time the provider lawyer makes a court appearance, fee of $79 applies. Must submit at least 5 working days prior to appearance date. Member must attend hearing if requested. The Covered Person may roll over one unused traffic violation to the following year with a max of three covered violations per membership year. A Covered Person may call and get consultation and advice on a ticket without it counting towards their yearly ticket allowance. If the provider lawyer calls the court, it will count towards the Member's yearly ticket allowance.

Motor Vehicle Property Damage

Assistance up to 5 hours per claim. The Provider Law Firm can provide a Covered Person with assistance up to, but not including the filing of or representation in any lawsuit to collect all property damage claims of $5,000 or less.

Driver's License Reinstatement

This service covers legal assistance with any appeal available pursuant to applicable law when the Covered Person has been denied a driver's license or their driver's license has been canceled, suspended, or revoked. Services are limited to five (5) hours of Provider Law Firm time per occurrence.



Additional Benefits

24/7 Emergency Legal Access

This service covers toll-free access to the provider law firm on a 24-hour-a-day basis for the following emergencies, when the participant is: 1) detained by law enforcement; 2) seriously injured in an automobile or motorcycle accident; or 3) served with a search warrant ; or 4) a child welfare agent is attempting to remove your children. Call the toll-free emergency number at 1-877-825-3797 to speak with Customer Care, who will connect the participant with the provider law firm. Phone access is subject to conditions set by the detaining or questioning authority, which may keep the provider law firm from speaking with the participant. Any other service is available 8:30 a.m. - 5:00 p.m. This service is not for making, posting, obtaining bond, bail, or other security required for release.

25% Discount

Personal legal matters that extend beyond plan features and are not excluded are available for a 25% discount off the provider lawyer's standard hourly rate. The discount is unavailable for contingency fee matters or flat fee arrangements, which may be negotiated at a separate rate with the provider lawyer.

Free Legal Forms

Participants have access to online legal forms that focus on many of today's most common legal concerns. Employees who choose not to enroll in the benefit can also access free legal forms via the provided group benefit website.

Mobile App

The participant can directly call their provider law firm, as well as upload traffic tickets and other legal documents directly to the provider law firm through the LegalShield mobile app. A desktop version of the mobile app is also available.

E-Notarization

Unlimited E-Notary or Online Notarization in accordance with the laws of the Covered Person's state. (Select Plan has a limit of 5 uses per membership year.)

E-Signature

Members receive unlimited number of E-Signatures in accordance with the laws of their state.



Restoration Services

$3 Million Identity Fraud Protection Plan

IDShield provides a $3 Million Identity Fraud Protection Plan, provided by a leading national carrier.

This policy provides reimbursement for expenses and financial losses incurred as a result of identity theft – such as:

- Lost Wages
- Travel Expenses
- Elder and Child Care
- Initial Legal Consultation
- Certified Public Accountant Costs
- Ransomware/cyber extortion
- Home title monitoring
- Senior identity theft
- Reverse records
- Ghosting
- Emergency cash/lost wallet ($500 sublimit)*
- Cash Recovery for Stolen Funds from Unauthorized Electronic Fund Transfers (subject to a $1 million sublimit)*
- Loss from Financial Accounts Including 401ks and HSAs (subject to a $1 million sublimit)*

*This coverage is part of and not in addition to the Expense Reimbursement. See a Protection Plan for complete terms, coverage, conditions, limitations, and family members who are eligible under the Protection Plan. Note: Pre-existing conditions are not covered under this policy. Digital currency, cyberbullying and social engineering theft-related losses are also not covered.

Full-Service Restoration

If an identity theft event does occur, our Licensed Private Investigators will do whatever it takes for as long as it takes to restore a participant's identity to its pre-theft status. The investigator will work on a participant's behalf to resolve the issue by working with the appropriate government agencies, financial institutions, credit bureaus and collection agencies. No other company offers this high level of professional service.

With the IDShield Family plan, restoration services are provided to dependent children aged 18-26 and/or participant's spouse/domestic partner.

As part of the restoration process, the assigned LPI will:

- Organize details of open identity theft issues and search for other instances of identity theft.
- Review with the participant their credit history and verify if fraud includes items such as:
  - — Public records (liens, judgments, bankruptcies) — Credit accounts (new and/or derogatory)
  - — Addresses — Prior employment

- Explain the participant's rights, process and responsibilities involved.
- File fraud alerts and disputes with reporting agencies and creditors as needed.
- Obtain a Limited Power of Attorney authorization, which allows the LPI to take actions on behalf of the participant. Authorized as a Limited Power of Attorney, the assigned LPI can then:
  - Issue a fraud alert to all three credit bureaus.
  - Notify the Social Security Administration (SSA).
  - Notify the Federal Trade commission (FTC).
  - Notify the U.S. Postal Service (USPS).
  - Work directly with financial institutions and credit card companies to resolve any disputes.

The participant can track their case throughout the restoration process through an Identity Restoration Tracker.

Licensed Private Investigators

Participants have access to consultation services provided by our Licensed Private Investigators. If a participant experiences an identity theft event, one of our investigators will walk them through their issues with one-on-one advice tailored to the specific situation. Participants will have access to an assigned and dedicated investigator throughout the restoration process. All Licensed Private Investigators are licensed in the state of Oklahoma.

Our team of professionals is:

- Fully licensed and rigorously trained in identity theft prevention and restoration
- Fair Credit Reporting Act (FCRA) Certified by the Consumer Data Industry Association (CDIA)
- Equipped with extensive knowledge of credit reporting, identity theft risk management, and consumer protection laws
- Continuously updated on the latest trends and techniques in identity theft to provide cutting-edge protection



Monitoring and Detection

Address Change Monitoring

IDShield monitors participants' address history in the United States Postal Service through the National Change of Address database. This service scans for change of address requests and sends a notification if participant information appears in the database.

Application Alerts

For certain types of account applications, third parties will take participants' information, compare it to public records and return a fraud score. IDShield scans a national ID verification database to determine if a new account application has been submitted with participants' information. We continuously monitor to see if any new accounts or transactions appear.

Auto-Monitoring

IDShield's auto-monitoring provides participants with monitoring services directly on the effective date of the plan. Using the participant's full or partial Social Security number (SSN), name, address and date of birth provided at time of enrollment, the participant's identity is automatically monitored. During account activation, participants are encouraged to provide further information to enable the full monitoring services the plan provides. To activate their account, participants will be asked two questions about their credit history to successfully authenticate their account and confirm their identity.

The following services are available for auto-monitoring:

- Credit Monitoring
- Dark Web and Internet Monitoring
- Court Records Monitoring
- Public Records Monitoring
- Address Change Monitoring

Only the named participant is subject to auto monitoring. Spouse and dependent child monitoring will require separate set-up by accessing the participant portal.

Child Monitoring

With the IDShield Family Plan, we'll monitor dependent children under the age of 18. Participants receive an alert if their child's SSN is used to create any new accounts or included in credit applications, loans, court documents, etc.

Continuous Credit Monitoring

This IDShield plan provides 1 credit bureau (Experian) monitoring. Lenders, creditors and many businesses check and submit data to go on credit reports. If changes or inquiries are made, participants will receive a real-time alert.

IDShield continuously monitors the participant's credit bureau report(s) for the following:

- Delinquent Accounts
- New Addresses
- New Tradelines
- Settlements
- Cards Over Limit
- Lost or Stolen Cards
- Participants Noted as Deceased
- Bankruptcies
- New Collections

Court Records Monitoring

IDShield can determine if a participant's identity is associated with a criminal act by monitoring court records connected to their name, SSN and date of birth. Criminals can fraudulently use stolen identities, causing the victim's information to falsely appear on citations, arrest records, felonies, traffic offenses and convictions. IDShield monitors millions of dockets from the Administration of the Courts, the Department of Corrections, county courts and other legal agencies in search of participant data. If a match is found, the participant will receive an alert with the details.

Dark Web Monitoring

Billions of records are for sale on the dark web, so real-time monitoring is vital. IDShield's dark web monitoring provides extensive scans of online sources for identity data and sends participants real-time alerts if their PII is found. IDShield reviews thousands of websites and data points across the dark web to see if participant information has been exposed.

We monitor the following:

- Bank Account Numbers
- Business License Numbers
- Credit/Debit/Retail Card Numbers
- Cryptocurrency Wallets
- Date of Birth
- Driver's License Number
- Full Name
- Gamertags
- Investment Account Numbers
- Mailing Address
- Medical ID Numbers
- Mother's Maiden Name
- National Provider Identifier Number
- Passport Number
- Phone Numbers
- Social Security number
- Usernames

Deceased Family Member Monitoring

IDShield provides deceased family member monitoring for both a deceased spouse and a deceased child. For a deceased spouse added to the plan prior, we will monitor their PII and SSN on the Dark Web and provide Court Record Monitoring. If the spouse and/or child was added to the plan after they have become deceased, we will monitor their SSN on the Dark Web. For a deceased child, we will monitor their SSN on the Dark Web.

Financial Account Monitoring and Alerts

IDShield monitors participants' financial accounts including credit cards, checking, savings, 401k, 403 (b), 457 accounts, loans and more for any discrepancies. Participants will receive alerts notifying them of financial withdrawals, balance transfers and large purchases on financial accounts, if a transaction is made outside of a set monetary amount. We also will list the most recent financial transactions and detect reoccurring payments which can be viewed as subscriptions.

High Risk Application and Transaction Monitoring

Financial institutions use specific technology to verify the identity of new account holders before processing high-risk transactions. IDShield monitors these processes to determine if details for a new bank account or large money transfer are associated with a participant's personal data. Our application and transaction monitoring can potentially catch identity theft 90 days faster than traditional credit monitoring alone. Furthermore,

IDShield can better secure a participant's online financial records by monitoring unauthorized use of username and password combinations used for online banking or insurance accounts. This service monitors processes related to:

- Instant Credit Applications
- Financial Account Updates
- Credit Line Increases
- Money Transfers
- Activity on New Accounts
- Customer Payment Activity
- Online W-2 Access
- Online Prescription Management
- Fund Transfers
- Auto Pawns/Title Pawns
- Buy Here/Pay Here Auto Loans
- Enhanced Sub-Prime Loans
- Rent-to-Own Applications
- Telecom Account Applications

Monthly Credit Score Tracker

The credit score tracker gives participants the ability to watch their Experian credit score on a monthly basis with a map that shows a 12-month historic view of their credit trends from the past year – beginning when the service was first activated.

Payday Loan Monitoring

IDShield provides non-credit loan monitoring for short-term payday or similar cash advance loans. We screen online, rent-to-own and payday lender storefronts for unauthorized activity.

Public Records Monitoring

IDShield monitors public record reports to screen for different pieces of PII – including name, address, phone number, email, SSN and more.

These reports include details on:

- Bankruptcy
- Motor Vehicle Records
- Driver's License Records
- Criminal Records
- Business Licenses
- Tax Assessor Records
- Residencies
- Lease History
- Registrations
- Deeds

Sex Offender Monitoring and Alerts

Participants can learn if a registered sex offender lives near them. They'll also receive alerts when a new offender moves into their neighborhood, out of their neighborhood or if someone in their neighborhood becomes registered. Participants can search within a five-mile radius of their home address.

With sex offender search, participants can:

- View sex offender details.
- Search using an adjustable radius of their home address.
- Receive alerts when a sex offender moves nearby.

Sub-Prime Monitoring

Sub-prime monitoring searches transaction data for rent-to-own, buy-here pay-here auto dealers, title pawn and sub-prime loan applications. Participants will be notified when new transactions are discovered.

Telecom Monitoring

IDShield monitors phone number history associated with an individual, as well as any phone number changes with a database of more than 1.2 billion landlines and mobile phones to assure participants that their phone number is not being redirected.



Online Privacy and Reputation Management

Anti-Malware Protection

IDShield's Maximum Security protection from Trend Micro™, uses cloud-based AI technology to deliver highly effective and proactive protection against ever-evolving malware infections. As part of this protection, we provide tools that limit access to important files and folders and can prevent ransomware from maliciously encrypting these files and a protected web browser that adds an extra layer of protection when banking or shopping online.

IDShield safely stores participants' sensitive files inside a password-protected storage vault. IDShield also scans webmail on Google Chrome for malicious email links and attachments sent to popular services such as Gmail, Outlook or Yahoo.

The IDShield Individual Plan provides protection for up to three devices and the IDShield Family Plan provides protection for up to 15 devices.

System Requirements: Windows Operating Systems: Microsoft® Windows® 7 (all versions) with Service Pack 1 (SP 1) or later, Microsoft® Windows® 8.1 (all versions), Microsoft® Windows® 10 (Windows IOS and ARM processors only supported by IDShield Endpoint Anti-Malware on Microsoft® Store). Mac Operating Systems: Apple® macOS 10.14 to 10.15 and macOS11 Big Sur, Chrome OS Operating System: Chrome OS 79 or higher (Chromebooks only supported by IDShield Endpoint Anti-Malware on Chrome Web Store), Android Operating Systems: Android 4.1 or later. IOS Operating Systems: iOS 9 or later. 64-bit device required for latest

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Cyberbullying Protection

If any covered participant is being bullied, online or face-to-face, we will connect them to local agencies/authorities, school administrators and counselors and provide guidance on how to navigate the situation and reduce the impact of bullying on the victim.

Data Broker Site Management

IDShield's Privacy Check provides a scan every 90 days of top data broker sites for participants' personal information, including their name, address and phone number. Data brokers collect valuable personal information. In the best case, they sell it to companies who wish to use the data to deliver targeted ads. In the worst scenario, identity thieves can use databases to get their hands on private data. Participants will be sent alerts if any information is found and will have the ability to review and the option to remove this information.

Firewall Booster

Enhances Windows Firewall's functionality. It provides network vulnerability detection and anti-botnet protection. (A botnet is a network of private computers infected with malicious software and controlled as a group without the owner's knowledge.)

Folder Shield

Folder Shield adds an extra layer of defense that limits access to important files and folders. It prevents ransomware from maliciously encrypting these files and holding them hostage until the attacker is paid.

Mobile Security

IDShield's mobile security from Trend Micro™ provides protection from ransomware, potentially dangerous and harmful websites, unsafe Wi-Fi networks, and more. Participants can even track, lock, and/or wipe a lost or stolen device.

System Requirements: Android Operating Systems: Android 4.1 or later. IOS Operating Systems: iOS 11 or later. IPadOS 13.0 or later. 64-bit device required for latest version.

Online Parental Controls

IDShield's maximum security protection from Trend Micro™ allows participants to set parental controls and content filters to monitor and block what web pages can be viewed, and schedule specific timeframes for when their children can browse the web.

System Requirements: Windows Operating Systems: Microsoft® Windows® 7 (all versions) with Service Pack 1 (SP 1) or later, Microsoft® Windows® 8.1 (all versions), Microsoft® Windows® 10 (Windows IOS and ARM processors only supported by IDShield Endpoint Anti-Malware on Microsoft® Store). Mac Operating Systems: Apple® macOS 10.14 to 10.15 and macOS11 Big Sur, Chrome OS Operating System: Chrome OS 79 or higher (Chromebooks only supported by IDShield Endpoint Anti-Malware on Chrome Web Store), Android Operating Systems: Android 4.1 or later. IOS Operating Systems: iOS 9 or later. 64-bit device required for latest version.

Online Privacy Management

IDShield provides consultation and guidance on ways participants can protect their privacy and Personally Identifiable Information across the internet and on their smart devices. Our certified and Licensed Private Investigators provide unlimited consultation on how to switch to easy-to-use and privacy-conscious alternatives to well-known software such as Google search, Gmail, Facebook, and Amazon. We will provide step-by- step advice and consultation to participants on how to take control of their online privacy by showing them how to:

- Delete unused online accounts
- Delete unused apps from their mobile phone
- Audit third-party app access to personal information
- Ensure their browser isn't tracking them
- Delete unused software on their computer
- Remove data from public records sites (Intelius, MyLife, BeenVerified, etc.)
- Reset and recycle (or donate) unused devices (mobile, PC)

IDShield's identity theft specialists also provide anti/cyberbullying, password, and privacy management consultation for:

- Data broker sites (Spokeo, MyLife, etc.)
- Social media platforms (Facebook, LinkedIn, Twitter, Instagram and YouTube)
- Voice assistance devices (Alexa, Google, etc.)
- Online browsers (Brave, Ghost, etc.)
- Smart TVs
- Password management services

Password Manager

IDShield's password manager from Trend Micro™ allows participants to create strong and unique passwords and safely secure them. The password manager can identify weak passwords and change them with unique, tough-to-hack passwords. The IDShield Individual Plan provides one password manager license and the IDShield Family Plan provides six password manager licenses.

Windows Operating Systems: Microsoft® Windows® 7 (all versions) with Service Pack 1 (SP 1) or later, Microsoft® Windows® 8.1 (all versions). Microsoft® Windows® 10 (all versions). Edge browser not supported. Mac Operating Systems: Apple® macOS 10.12 to 10.14, Android Operating Systems: Android 5.1 or later. iOS: iOS 11.0 or later. 64-bit device required for latest version.

Pay Guard

Pay Guard protects financial transaction data against security and identity threats. Upon visiting banking or shopping websites, Pay Guard opens a secure default browser, safeguarding online transactions.

Reputation Management

IDShield's Reputation Management service allows participants to scan their social media accounts, for existing content that could damage their online reputations. Participants will be notified of high-risk posts and images and can review and remove flagged content from their personal accounts. Participants can also see how they appear in Google Searches and learn how to improve their visibility by increasing positive posts. Family Plans provide this service to both participants and their spouses.

Reputation Score

A reputation score is provided based on content and photos found on scanned social media accounts. Tips to improve the participant's score are provided along with social posts and photos that were flagged as part of the scan. Participants will have the option to review flagged content and remove content from their personal accounts to improve their score.

Social Media Monitoring

IDShield monitors participants' social media accounts accounts for personal information that has been exposed through image captions, posts and comments. Participants will be notified if their social content presents reputational risks such as foul language, drug references or discriminatory terms.

Trend Micro Toolbar

This is a browser extension that warns users about security risks associated with websites they visit. It monitors and rates links in search engines and social media channels, and shows ratings when the mouse hovers over a link. Toolbar also protects against phishing scams, banking scams, tech support scams, and identity theft.

VPN (Virtual Private Network)

IDShield's Virtual Private Network (VPN) Proxy One from Trend Micro™ utilizes bank-grade data encryption to prevent a participant's incoming and outgoing internet traffic from being tracked, hacked or censored. It turns a public hotspot into a secure Wi-Fi. The IDShield Individual Plan provides protection for up to 3 devices and the IDShield Family Plan provides protection for up to 15 devices.

System Requirements: Windows Operating System: Microsoft® 10 RS3 and above, Mac Operating Systems: Apple® macOS 10.12 and above, Android Operating Systems: Android 5.X and above, iOS Operating Systems: iOS 9.X and above.



Consultation Services and Support Tools

24/7 Emergency Assistance

In the event of an identity theft emergency, IDShield provides emergency access to live support 24/7, ensuring participants can get help right away.

Alerts

IDShield gives participants the power to choose how they receive various alerts for credit monitoring, identity threats, and much more. Alerts are sent via email and push notifications via the mobile app.

All alerts can also be viewed when logging into the IDShield mobile app or member portal.

Credit Counseling and Education

IDShield's identity theft specialists can provide one-on-one education to help participants understand their valuable credit rating and actions that are likely to have an impact on their credit score. They can also provide counseling on debt management, financial budgeting, credit score health and more. Exclusively available with the dual LegalShield & IDShield Plan.

Credit Freeze and Fraud Alert Assistance

IDShield's investigators will provide the participant assistance with placing a credit freeze and/or fraud alert on their credit reports in the event of a breach or other identity theft incident. If their identity is stolen, the LPI will issue fraud alerts to all three credit bureaus and with reporting agencies and creditors as needed.

Language Support

IDShield's investigators can provide language support in English, Spanish and French.

Live Member Support

IDShield's identity theft specialists, Licensed Private Investigators and Customer Care teams are available from 7 a.m.-7 p.m. CT Monday-Friday. Identity theft specialists are also available 24/7 for identity theft emergencies.

Lost/Stolen Wallet Support

Losing a wallet can be stressful, but our investigators are there to assist. We offer guidance to determine what may have been stolen and provide support for any resulting identity theft.

Medical Data Report Support

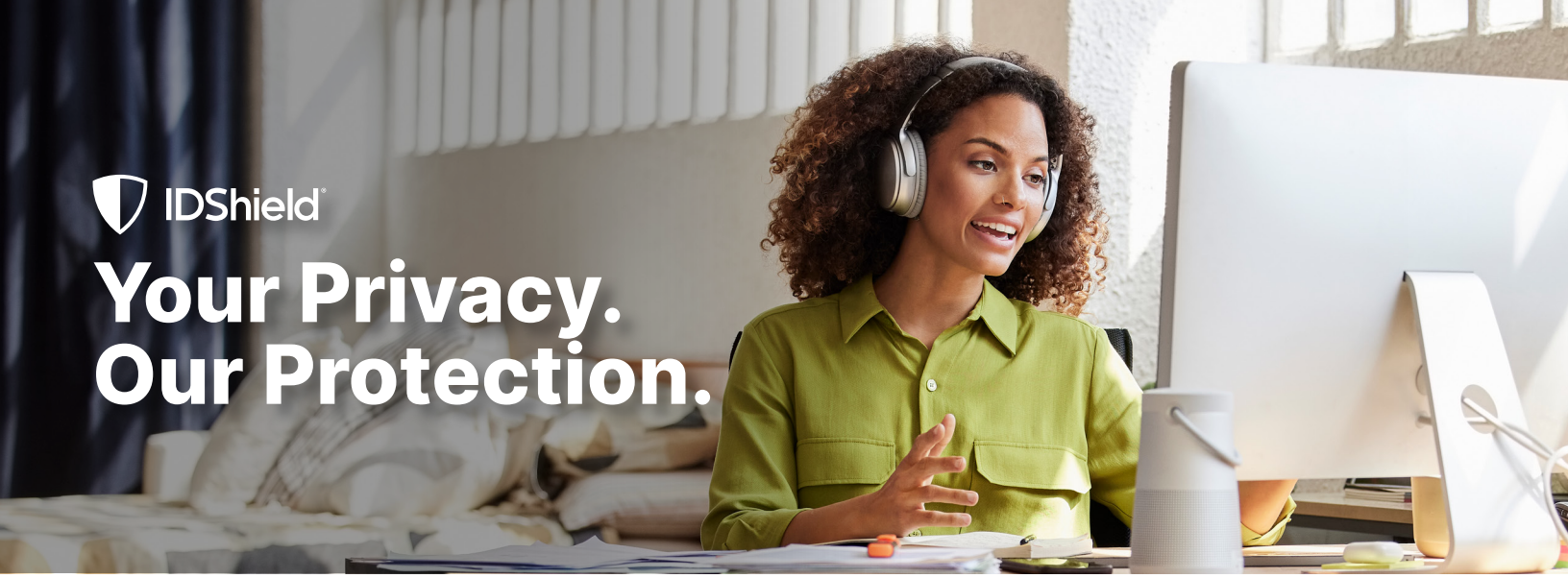
Our site provides a link to sources of medical data reports. Participants can retrieve and review these reports for inaccurate or fraudulent information.

Solicitation Reduction

Reducing mail and phone solicitation helps lower the risk of thieves finding personal information to exploit. Our identity theft specialists are available to provide advice and assistance to reduce the number of unsolicited offers for credit cards and insurance participants receive. Participants can also use IDShield Privacy Check to manage their information displaying on data broker sites.

This is a general overview of the legal plans available from Pre-Paid Legal Services, Inc. ("PPLSI") for illustration purposes only. See a plan for specific state for complete terms, coverage, amounts, limitations and conditions. Certain benefits are not available to all Covered Persons. PPLSI provides access to legal services offered by a network of provider law firms to PPLSI members through membership-based participation. Neither PPLSI nor its officers, employees or sales associates directly or indirectly provide legal services, representation, or advice. The following items are not included in the legal services plan: any matter or dispute between any Covered Person and PPLSI, a Provider Law Firm, or the Employer; any matter covered by any insurance policy or other legal service plan; employment-related matters, including Employer or statutory benefits; matters for which an attorney-client relationship existed prior to being eligible for Plan Services, any matters related to Native or First American tribes or tribal governments; services outside the 50 states of the United States; business matters; fines, court costs, filing fees, ad litem fees, penalties, expert witness fees, bonds, bail bonds and any out-of-pocket expense. The full list if applicable terms and conditions can be found here https://files.shieldatwork.com/af18c60b-31c6-4606-9a89-191a7598c6f3.pdf. Employers and enrolled employees agree to abide by these terms and conditions. ERISA will be required for the states of New York and Nevada.

All legal services are provided by the Provider Law Firm and lawyers, not Pre-Paid Legal Services, Inc. ("PPLSI") nor any of its companies. The following items are not included in the legal services plan: any matter or dispute between any Covered Person and PPLSI, a Provider Law Firm, or the Employer; any matter covered by any insurance policy or other legal service plan; employment; patent, trademark, or copyright matters; any matters related to Native or First American tribes or tribal governments; requested service that lacks merit, is frivolous or would violate any ethical rule or law; services outside the 50 states of the United States; business or commercial matters; fines, court costs, filing fees, ad litem fees, penalties, expert witness fees, bonds, bail bonds and any out-of-pocket expense. IDShield provides access to identity theft protection and restoration services and are available at individual or family rates. A family plan provides monitoring services for eligible dependent children under the age of 18 of the Named Member or Named Member's spouse or domestic partner. Consultation and Restoration Services are available for eligible dependent children under the age of 26. For complete terms, coverage, and conditions, please see an identity theft plan. All Licensed Private Investigators are licensed in the state of Oklahoma. An Identity Fraud Protection Plan ("Plan") is issued through a nationally recognized carrier. PPLSI is not an insurance carrier. This covers certain identity fraud expenses and legal costs as a result of a covered identity fraud event. See a Plan for complete terms, coverage, conditions, limitations, and family members who are eligible under the Plan.



Your Privacy is Your Business. Protecting it is Ours.

You do a lot online. Most of us don't want to think about it, but the reality is that your private data and reputation can be stolen with just a few simple keystrokes. Rather than leaving security up to chance, you can proactively arm yourself against cybercrimes and reputation hijacking with IDShield's impressive privacy and reputation management consultation.

The IDShield Membership

- **Trend Micro Maximum Security:** Get complete, multi-device protection against ransomware, viruses, dangerous websites, and identity thieves. Includes mobile security for Android and iOS. Our cloud-based AI technology delivers highly effective and proactive protection against ever-evolving malware infections.
- **VPN Proxy One:** Convenient protection anywhere you connect, including hotels, cafes, offices, and schools through encrypted communications provided by Trend Micro's VPN Proxy One. Filters help block malicious websites, online fraud, and internet scams. Full anonymity - no location or online activity tracking. Safeguards provided when you connect to a risky Wi-Fi network.
- **Full-Service Restoration:** If an identity theft event does occur, our Licensed Private Investigators will do whatever it takes for as long as it takes to restore your identity to its pre-theft status. The investigator will work on your behalf to resolve the issue by contacting the appropriate government agencies, financial institutions, credit bureaus and collection agencies.
- **Password Manager:** Get multiple device protection and privacy to create unique, encrypted passwords to give you control of your digital life.
- **Enhanced Privacy Management:** Offers consultation and guidance to help members protect their privacy across the internet and on their smart devices.
- **Financial Account Monitoring:** Provides monitoring for banking, credit card and investment account activity.
- **Reputation Management:** Scans social media accounts for any content you have posted in the past that could damage your online reputation.
- **Reputation Score:** Ranks your online reputation score based off the content found on your social media accounts.
- **Unlimited Service Guarantee:** We'll do whatever it takes for as long as it takes to restore your identity.
- **$3 Million Identity Fraud Protection:** This covers certain costs incurred as a result of a covered identity theft event – such as lost wages, travel expenses, child and elder care.

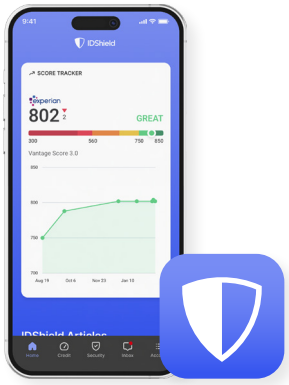
FOR MORE INFORMATION, CONTACT YOUR INDEPENDENT ASSOCIATE

John Djonlich cell: 630-479-7043
jdjonlich@legalshieldassociate.com

LegalShield

IDShield Plan features come with unlimited consultation.

Credit Bureau Monitoring with Alerts	w/1 Bureau	w/3 Bureaus
Trend Micro Maximum Security	✓	✓
VPN Proxy One	✓	✓
Password Manager	✓	✓
Full-Service Restoration	✓	✓
Unlimited Service Guarantee	✓	✓
Social Media Monitoring	✓	✓
Monthly Credit Score Tracker	✓	✓
Financial Account Monitoring	✓	✓
Online Privacy Management	✓	✓
Reputation Management	✓	✓
Reputation Score	✓	✓
High Risk Application and Transaction Monitoring	✓	✓
Instant Hard Credit Inquiry Alerts	✓	✓
Investment Account Number Monitoring	✓	✓
New Application Alerts via SSN/PII	✓	✓
Username/Password Monitoring	✓	✓
Enhanced Sex Offender Monitoring & Alerts	✓	✓
Identity Fraud Protection Plan	$3 Million	$3 Million
Medical Data Report Consultation	✓	✓
Mother's Maiden Name Monitoring	✓	✓
NPI Monitoring on Dark Web	✓	✓
Solicitation Reduction Links	✓	✓
Telecom Account Application Monitoring	✓	✓
Rent-to-Own Monitoring	✓	✓
Buy-Here Pay-Here Auto Loan Monitoring	✓	✓
Auto Pawn/Title Pawn Monitoring	✓	✓
Enhanced Sub-Prime Loan Monitoring	✓	✓
Public Records Monitoring	✓	✓
Court Records Monitoring	✓	✓
Payday Loan Monitoring	✓	✓
Address Change Verification	✓	✓
Internet Dark Web Monitoring	✓	✓
Identity Threat Alerts	✓	✓
Mobile App	✓	✓
Auto Monitoring (Named Member Only)	✓	✓
Consultation on any Cyber-Security Topic	✓	✓
Sex Offender Consultation	✓	✓
Data Breach Notifications	✓	✓
Lost Wallet Consultation	✓	✓
Live Member Support	✓	✓
24/7 Emergency Assistance	✓	✓
Cyberbullying Consultation	✓	✓



Always Connected.
Always Protected.

Track your alerts and have on-the-go access 24/7!

- Identity threat and credit inquiry alerts
- Credit score tracker
- Direct access to IDShield's Licensed Private Investigators
- 24/7 emergency access
- Track and edit monitored information
- And more!

Select the plan that's right for you.

IDShield Family Plan: This plan covers you, your spouse or domestic partner and eligible dependent children under the age of 18. Consultation and Restoration services are provided to dependent children aged 18-26 of the participant and/or participant's spouse/domestic partner.

IDShield Individual Plan: This plan covers you, the named member, only.

Download on the App Store

GET IT ON Google Play

Apple and the Apple logo are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc., registered in the U.S. and other countries. Google Play and the Google Play logo are trademarks of Google Inc.

IDShield is a product of Pre-Paid Legal Services, Inc. ("PPLSI") and provides access to identity theft protection and restoration services. IDShield plans are available at individual or family rates. A family plan covers the named member, named member's spouse or domestic partner and eligible dependent children under the age of 18. Consultation and restoration services are available for eligible dependent children ages 18 to 26 who permanently reside in the same residence as the named member. All Licensed Private Investigators are licensed in the state of Oklahoma. An Identity Fraud Protection Plan ("Plan") is issued through a nationally recognized carrier. PPLSI is not an insurance carrier. This covers certain fraud expenses and legal costs as a result of a covered identity fraud event. See a Plan for complete terms, coverage, conditions, limitations, and family members who are eligible under the Plan.



Gun Owners Supplement

LegalShield™

Protecting & Empowering Your Legal Rights

You carry a gun because you believe in the rights granted by the U.S. Constitution. LegalShield believes every person should have access to the legal system.

Who We Are

LegalShield has been a pioneer in providing legal plans for 50 years. Our mission is a straightforward, practical approach. In a perfect world, you'd never need a lawyer, but in an unpredictable world, it helps to have a team of lawyers on your side. LegalShield has made smart legal coverage simple — in the form of accessible, affordable, full-service coverage.

A Team Of Lawyers

LegalShield's network of dedicated law firms covers all 50 states as well as all Canadian provinces and territories, and these firms are made up of seasoned lawyers with an average of 22 years' experience. Our provider law firms provide legal protection to over a million members in covered emergency situations, 24/7/365.

Why LegalShield

We provide legal coverage without the complexity, because life can be unpredictable, and the law can be complicated. We have created a model for legal coverage in which you know exactly what you're getting and precisely how much you're paying for it. Once you sign up, you can sit back, relax, and know you're covered by an entire law firm.

**This is a general overview of your legal plan coverage for illustration purposes only. See a plan contract for complete terms, coverage, amounts, conditions and exclusions.*

LegalShield is here to protect your gun rights.

Gun Owners Supplement

Advice and Consultation (Personal)

- Gun owner rights
- Carry and license requirements
- Advice on where carrying your concealed firearm is allowed
- Advice on where carrying your firearm is openly allowed
- Recent changes in gun laws

Emergency Access for a Firearm Incident*

24/7 toll-free access to a provider lawyer for consultation in the event of a covered firearm incident

Trial Defense for Gun Related Matters**

- Defense of covered civil and criminal lawsuits filed in state or federal court
- 60 total hours for covered lawsuits (20 hours pre-trial and 40 hours trial per plan year)

NFA Gun Trust Services

One (1) NFA Gun Trust prepared by your provider law firm per membership year for a flat fee of $250

25% Discount

A 25% discount off the provider lawyer's standard hourly rate for additional trial defense services and/or grand jury investigations, related to a covered firearm incident

Does not include assistance in making, posting, or obtaining bond, bail, or other security required for release.

**Covered lawsuit is a criminal or civil lawsuit arising from a firearm incident involving a covered person in a place where the covered person is legally permitted to possess and carry (concealed or open) his/her firearm. Appeals and trial court decisions are not included. This is a general overview of your legal plan coverage for illustration purposes only. See a plan contract for complete terms, coverage, amounts, conditions and exclusions.*

See a plan contract for specific state of residence availability and for complete terms, coverage, amounts, conditions and exclusions. This supplement is not available in all states; please check your state or province for availability. Supplement does not include assistance in making, posting, or obtaining bond, bail, or other security required for release.

Marketed by Pre-Paid Legal Services, Inc. ("PPLSI") or applicable subsidiary: • Pre-Paid Legal CasualtySM, Inc.
In Florida: LS, Inc. • In Virginia: Legal Service Plans of Virginia, Inc. • Pre-Paid Legal Access, Inc. • PPL Legal Care of Canada, Inc.

US_NT_LS_FS_EN_GunOwnerSupplement_v02_030322

Memorandum

Date: May 12, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Approve Novation for File No. 260020-N-AS, Digital Airport Advertising **(Megan McIntyre Cultural & Civic Services Interim Director, Janina Lewis Procurement Services Director)**

Recommendation

Approve a Novation for File No. 260020-N-AS, Single Source Purchase of Digital Airport Advertising Services, to change the contractor from The LAMAR Company, LLC, d/b/a LAMAR Texas Limited Partnership (LAMAR Companies) (FEIN 72-1309005) to Pattison Outdoor, LLC (FEIN 93-3456361) d/b/a Pattison Outdoor U.S., effective from May 1, 2026 through November 30, 2026, for the Cultural and Civic Services and Economic Development Departments.

Background

On November 4, 2025, the BOC awarded the subject contract to LAMAR Companies. On April 24, 2026, City staff received notification from LAMAR Companies that, effective May 1, 2026, Pattison Outdoor, LLC will service the City's contract through the remaining term, following Pattison Outdoor's recent contract award from Hillsborough County Aviation Authority for digital airport advertising services at Tampa International Airport. The purpose of this contract is to provide high-visibility digital advertising services at the Tampa International Airport Baggage Claim and Terminal C. This is part of the City Marketing campaign, Explore Tarpon Springs advertisement to promote tourism for the City (see attached memo). Approval of this novation will provide uninterrupted contract services and transfer associated purchase order(s) to the new entity for the remaining contract term.

Funding

FY26 budget; account no. 001-8802-519-4800 – Other General Government Services/Promotional Activities

Strategic Plan Objective

N/A

City of Tarpon Springs, Florida

324 East Pine Street
Post Office Box 5004
Tarpon Springs, Florida 34689-5004
(727) 938-3711
Fax: (727) 937-8199
www.ctsfl.us

MEMO

May 5, 2026

To: Janina Lewis, Procurement Services Director
From: Megan McIntyre, Cultural & Civic Services Interim Director

Re: Tampa International Airport Advertising Contract

Recommendation:
It is our recommendation to authorize the reassignment of Contract File # 260020-N-AS from LAMAR Companies to Pattison Outdoor for advertising at the Tampa Internation Airport. The contract will expire for renewal on November 30, 2026.

Background:
On April 30, 2026, we received an email from LAMAR Companies representation with information that the Tampa International Airport would be transitioning their advertising vendor from LAMAR to Pattison Outdoor. Our existing contract will not be affected, only transferred to Pattison Outdoor for the remainder of the contract. There will be no adjustments to the monetary amount of the existing contract.

PATTISON
OUTDOOR U.S.

Tampa | U.S. Office
400 N. Ashley Dr. Suite #1900
Tampa, Florida
33602

April 24, 2026

Brandon Groc
City of Tarpon Springs
P.O. Box 5004
Tarpon Springs, FL
34688

Dear Brandon,

Pattison Outdoor US is pleased to confirm that, effective May 1, 2026, we have been appointed as the advertising concessionaire for Tampa International Airport (TPA). Pattison is a proven leader in airport advertising, with a track record of successfully delivering seamless campaigns, and we are pleased to support your continued presence at TPA.

In coordination with Lamar and Hillsborough County Aviation Authority, Pattison has been authorized to administer and fulfill the terms and conditions of existing media contracts previously held with Lamar.

A DocuSign envelope will be sent to you on Monday with your updated contract documentation. We kindly ask that you complete and return the executed agreement at your earliest convenience to ensure a seamless transition.

Billing Transition
Lamar Advertising will invoice for all advertising services through April 30, 2026. Pattison Outdoor US will assume all billing responsibilities for services commencing May 1, 2026.

Should you have any questions regarding your advertising program at TPA, please contact me at:

Joanne Fershau
+1 (204) 285-3510
jfershau@pattisonoutdoor.com

We look forward to continuing to support your campaigns at Tampa International Airport.

Sincerely,

Joanne Fershau

RECEIVED
APR 2 2 2026
City Clerk's Office
City of Tarpon Springs

IMPORTANT INFORMATION
REGARDING CHANGE IN YOUR BILLING INVOICE

4/20/2026

To Our Valued Customers:

Thank you for taking a few moments to read this important notification.

Recently, as a result of a competitive bidding process with Hillsborough County Aviation Authority, a new airport advertising contract has been awarded to Pattison Outdoor. This transition will take place May 1, 2026. **If you have an active advertising contract with Lamar Advertising it will transition to Pattison starting May 1, 2026.**

IMPORTANT CHANGE IN BILLING INFORMATION:
Lamar is responsible for invoicing all airport advertising for service periods through April 30, 2026. **We do offer an online payment option and that is noted on the invoices being issued to you, which will be sent separately. Should you prefer, our mailing address for final payments is:**

The Lamar Companies
PO BOX 746966
Atlanta, GA 30374-6966

If you have questions concerning this communication, your Lamar invoice, or if you would like other information about Lamar's other advertising programs please feel free to contact:
Iyanta Dawson
1 (404) 751-4535
idawson@lamar.com

Regarding your advertising program in TPA after the April 30, 2026, please reach out to:
Joanne Fershau
1 (204) 285-3510
jfershau@pattisonoutdoor.com

Lamar appreciates the opportunity to have provided first-class airport advertising services to you over the past five years. We are proud of the partnerships built during this time and the role we've played in supporting your business.

As the program transitions, please be assured that both Lamar and Pattison Outdoor are committed to making this process as seamless as possible. Pattison Outdoor will continue to support your advertising needs moving forward, and we are confident you will be in good hands.
Lamar offers advertising placement in 32 airports nationwide, along with outdoor advertising locations across Florida and beyond. We wish you continued success and hope to work together again in the future.

Best regards,

Michelle Metz

Michelle Metz
Director, Transit Business Affairs
mmetz@lamar.com

PURCHASE ORDER

11/06/25
ORDER DATE

CITY OF TARPON SPRINGS
324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34689

260173
No.

LAMAR COMPANIES
PO BOX 746966
ATLANTA, GA 30374-6966

CITY OF TARPON SPRINGS

LOCATIONS AND QUANTITIES
SPECIFIED FOLLOWING ITEM

260020-N-AS

27267

QUANTITY	UNIT	COMMODITY #	DESCRIPTION	ITEM	UNIT COST	TOTAL
			BLANKET - DIGITAL AIRPORT ADVERTISING (CULTURAL) EFFECTIVE DATE: 12/02/25 EXPIRATION DATE: 11/30/26 NOT TO EXCEED: 38350.00 REMARKS: In Accordance with File No. 260020-N-AS, BOC Approved 11/04/2025 and IAW vendor proposal dated 10/20/2025 Commodity Code: 915 003 *For Cultural Services Use Only			

Tax Exemption No. 85-8012621696C-2
Federal ID No. 59-6000437

BILLING INSTRUCTIONS:
1. Our Purchase Order Number MUST appear on all Packages, Invoices, etc.
2. Your Invoice must state list price, price to city and terms. - Provide 2 (two) copies.
3. Unless otherwise stated, all prices are delivered F.O.B., Tarpon Springs, Florida.
4. See Purchase Order Terms and Conditions on the reverse hereof.
5. Mail Original Invoice to:

FINANCE DEPARTMENT, CITY OF TARPON SPRINGS, P.O. BOX 5004, TARPON SPRINGS, FL 34688-5004.

This Form contains an Electronic Signature

AUTHORIZED SIGNATURE

VENDOR COPY

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director JL

FROM: Anela Saday, CPPB, NIGP-CPP, Senior Procurement Analyst AS

DATE: 11/04/2025

SUBJECT: Award File No. 260020-N-AS, Single Source Purchase of Digital Airport Advertising Services

RECOMMENDATION:

Award File No. 260020-N-AS, Single Source Purchase of Digital Airport Advertising Services, to The LAMAR Company, LLC, d/b/a LAMAR Texas Limited Partnership (LAMAR), effective December 2, 2025 through November 30, 2026, in an estimated total amount not to exceed $38,350, for the Cultural and Civic Services and Economic Development Departments.

BACKGROUND:

The purpose of this contract is to provide high-visibility digital advertising services at the Tampa International Airport Baggage Claim and Terminal C. This is part of the City Marketing campaign, Explore Tarpon Springs advertisement to promote tourism for the City. LAMAR was selected as the single source provider for its unparalleled and unrivaled viewership and consumer reach in the greater Tampa Bay area. The campaign is estimated to receive 5 million+ impressions over a 4-week period (see attached memo).

FUNDING: FY26 budget; account no. 001-8802-519-4800 – City Marketing

Accepted by: _____ City Manager

Attest _____ City Clerk

City of Tarpon Springs, Florida

324 East Pine Street
Post Office Box 5004
Tarpon Springs, Florida 34689-5004
(727) 938-3711
Fax: (727) 937-8199
www.ctsfl.us

MEMO

October 27, 2025

To: Janina Lewis, Procurement Director

From: Brandon Groc, Cultural & Civic Services Director

Re: City Marketing Advertising – LAMAR COMPANIES

Recommendation:

It is the recommendation of the Cultural and Civic Services Department, in conjunction with Karen Lemmons, Economic Development Director, that The City of Tarpon Springs renew its contract with LAMAR Companies to continue the ongoing Explore Tarpon Springs advertising campaign at Tampa Internation Airport's (TPA) 32 Digital Baggage Claim screens and a 6x10 ft wall display banner in Terminal C. This is an annual contract running from December 2, 2025 – November 30, 2026 for a total of $38,350.00, billed in monthly installments of $2,950.00.

Background:

The service provided by Lamar Co. at TPA offers a unique and unparalleled high-visibility marketing opportunity. No other company can provide the scope and reach to our regional audience via airport signage, making them an important partner for promoting tourism and economic development for the City of Tarpon Springs. The City's Explore Tarpon Springs advertisement will be featured on 32 digital screens at the TPA Baggage Claim (red and blue) and a 6x10 ft wall display in Terminal C where thousands of travelers visit daily. The campaign is estimated to receive 5 million + impressions over a 4-week period – 3,713,495 at the baggage claim and 1,463,498 in terminal C. NOTE: Terminal C wall display is a "space available" bonus sold at a discounted rate and may be moved to a similar location if space is sold to another buyer at full cost.

This is a year-long contract with monthly payments; we'd like to set up a Blanket Purchase Order with City Marketing funds from account # 001-8802-519.48-00 for FY26.

Funding: City Marketing Account 001-8802-519.48-00

Baggage Claim Screen:



Wall Display in Terminal C:



Lamar Airport Advertising - [TPA]

Proposals for City of Tarpon Springs

10.20.25

Renewal: Annual

Digital Networks & Display Units

AIRPORT	VENDOR	PRODUCT	STATIC OR DIGITAL	# OF UNITS	SIZE HxW	SPOT LENGTH	Total 12/2/25-11/30/26 (13 periods)	Estimated 4-Week Impressions
TPA	Lamar	Baggage Deck Digital Network	Digital	32 screens	55" & 68" diag	:10	$35,425	3,713,495
TPA	Lamar	*Concourse C Wall Display	Static	1	6'x10'	n/a	$0	1,463,498
						Totals:	$35,425	

*** Concourse C Wall Display is a *space available* bonus. Bonus is listed as moveable to allow us to seek a similar placement if current space is sold.**

Units are not on hold and avails are subject to change.

Rates are net and per 4-weeks. Discounts held for 30 days.

Airport approval required for all creative. Static production (printing) through Lamar only.

CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: Mayor and Commissioners

From: Charles Rudd, City Manager

Date: 5/6/26

Subject: Notice

I am writing to formally give my 90 days' notice pursuant to my agreement with the City.

I have fully enjoyed my time here in Tarpon Springs and feel we really made a difference and moved the needle for the residents, business and property owners of Tarpon Springs as well as the employees of the City of Tarpon Springs.

I wish you all the best.

Sincerely,

Memorandum

Date: May 12, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 260134-B-PH, Tree Planting **(Allie Keen Interim Planning & Zoning Director, Janina Lewis Procurement Services Director)**

Recommendation

Award File No. 260134-B-PH, Tree Planting, to RedTree Landscape Systems, LLC, for the period of May 12, 2026 through December 31, 2026 in an amount not to exceed $22,025.00 for the Planning and Zoning Department.

Background

On March 23, 2026, the City issued an Invitation to Bid for Tree Planting for the Planning and Zoning Department. The contract was competitively bid, a total of eight (8) firms downloaded the Bid document, and the City received two (2) responses. RedTree Landscape Systems, LLC provided the lowest, responsive, and responsible bid.

The purpose of this contract is to provide materials and labor required for the installation of 34 trees at select locations throughout Tarpon Springs. The City received a grant through the Florida Department of Agriculture and Consumer Services which will provide 50% of the funding (see attached memo).

Funding

001-1204-537-3400, Tree Bank

Strategic Plan Objective

N/A

BID TABULATION Note: This is a preliminary summary. **THIS IS NOT AN AWARD**	OPENED: April 22, 2026 @ 3:00 PM	BID TITLE: 260134-B-PH, Tree Planting	READ BY: Patty Hall TABBED BY: Patty Hall DEPT: Planning & Zoning

VENDOR: **Emprise Partners LLC**

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL COST
Live Oak Tree	10	$ 460.96	$ 4,609.60
Bald Cypress Tree	10	$ 765.45	$ 7,654.50
Shady Lady Black Olive Tree	7	$ 1,113.41	$ 7,793.87
Silver Buttonwood Standard Tree	7	$ 939.46	$ 6,576.22
TOTAL			$ 26,634.19
Add Alt 1 - Watering		$ 48.82	$ 13,250.00
			$ 39,884.19

VENDOR: RedTree Landscape Systems, LLC

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL COST
Live Oak Tree	10	$ 575.00	$ 5,750.00
Bald Cypress Tree	10	$ 525.00	$ 5,250.00
Shady Lady Black Olive Tree	7	$ 825.00	$ 5,775.00
Silver Buttonwood Standard Tree	7	$ 750.00	$ 5,250.00
TOTAL			$ 22,025.00
Add Alt 1 - Watering		$ 16,120.00	$ 16,120.00
			$ 38,145.00

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

MEMORANDUM

To: **Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director**

Through: **Allie Keen, AICP, Interim Planning Director** ASK

Staff: **Patricia McNeese, AICP, Planning Supervisor** PM

Date: **May 12, 2026**

Subject: **Award File No. 260134-B-PH, Tree Planting**

RECOMMENDATION:
Award File No. 260134-B-PH, Tree Planting, to Red Tree Landscape Systems, LLC, for the period of May 13, 2026 through December 31, 2026 for an amount not to exceed $22,025.00 for the Planning and Zoning Department.

BACKGROUND:
On March 23, 2026, the City issued an Invitation to Bid for Planting of 34 Trees as part of the Planning and Zoning Department's Urban Forestry program. The contract was competitively bid. A total of eight (8) firms downloaded the Bid document, and the City received two (2) responses. RedTree Landscape Systems, LLC provided the lowest, responsive, and responsible bid of $22,025.00.

The purpose of this contract is to provide materials and labor required for the provision and installation of 34 trees at select locations throughout Tarpon Springs. The tree planting is being done pursuant to the final phase (Phase 3) of the "Managing Community Forests" grant from the Florida Department of Agriculture and Consumer Services. The grant provides funding towards the planting of four (4) types of native species at parks and stormwater ponds in select areas of the City. Phase 1 of this grant was used to conduct a tree inventory. Phase 2 of this grant was used for the creation of the City's Urban Forest Management Plan, adopted in July 2025, that includes canopy goals and prioritized planting areas. The City has agreed to provide a 50% match for the planting in the amount of $11,012.50.

FUNDING: Funding for the match will be provided from the City's Tree Fund (Account Number 001-1204-537.34-00).

Signature: Allie Keen
Email: akeen@ctsfl.us

Signature: Patricia McNeese
Email: pmcneese@ctsfl.us

BOC Memo 5.12.26

Final Audit Report 2026-05-05

Created:	2026-05-05
By:	Chloe Siegfried (csiegfried@ctsfl.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAl0ogsTxMTGiZOfpPqpXrnqnJhC4jNQIG

"BOC Memo 5.12.26" History

Document created by Chloe Siegfried (csiegfried@ctsfl.us)
2026-05-05 - 4:42:52 PM GMT

Document emailed to Alexandra Keen (akeen@ctsfl.us) for signature
2026-05-05 - 4:43:28 PM GMT

Email viewed by Alexandra Keen (akeen@ctsfl.us)
2026-05-05 - 5:04:00 PM GMT

Document e-signed by Alexandra Keen (akeen@ctsfl.us)
Signature Date: 2026-05-05 - 5:04:36 PM GMT - Time Source: server

Document emailed to Patricia McNeese (pmcneese@ctsfl.us) for signature
2026-05-05 - 5:04:38 PM GMT

Email viewed by Patricia McNeese (pmcneese@ctsfl.us)
2026-05-05 - 5:05:54 PM GMT

Document e-signed by Patricia McNeese (pmcneese@ctsfl.us)
Signature Date: 2026-05-05 - 5:06:24 PM GMT - Time Source: server

Agreement completed.
2026-05-05 - 5:06:24 PM GMT

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

INVITATION TO BID

TREE PLANTING

for THE CITY OF TARPON SPRINGS

Date: March 23, 2026

Bid No.: 260134-B-PH

***Sealed bids* will be received electronically by the City of Tarpon Springs, Procurement Services, 324 East Pine Street, Tarpon Springs, FL 34689. Documents can be obtained from the Bonfire website at https://ctsfl.bonfirehub.com/opportunities. All documents and attachments must be uploaded by the date and time indicated:

3:00 p.m., April 22, 2026

at which time bids will be publicly opened and read aloud for:

Tree Planting for the City of Tarpon Springs

Bids and all addenda shall be available only through https://ctsfl.bonfirehub.com/opportunities.

Instructions to Bidders

This project will be partially funded through a grant from the Florida Department of Agriculture and Consumer Services.

Submission and Receipt of Bids
Submitting electronically through the online procurement services of Euna Solutions.
For Bidders who are E-Bidding for the first time, the City of Tarpon Springs uses the Euna Solutions Bonfire procurement portal for accepting and evaluating proposals digitally. Please contact Bonfire at Support@GoBonfire.com for technical questions related to your submission. You can also visit their help forum at https://vendorsupport.gobonfire.com/hc/en-us.
Submissions received after the ITB Due Date and time shall not be considered. It is the sole responsibility of the Bidder to ensure that its solicitation response is uploaded before such date and time. Tarpon Springs Procurement Services shall not be responsible for delays caused by any power outages or internet failures. No exceptions will be made.
Note: It is strongly recommended to upload your response in adequate time to assure that it will post on the day prior to the closing date.

Preparation of Bids
Bids will be prepared in accordance with the following:

a. The enclosed Bid Form is to be used in submitting your bid. All information required by the Bid form shall be furnished. The bidder shall print or type its name and manually sign the schedule and each continuation sheet on which an entry is made. Bids having any erasures or corrections must be initialed by the bidder in ink. Bids shall be signed in ink. All bid amounts shall be typewritten or filled in with ink.

b. Electronic Signatures. The Bid documents may be executed with an electronic signature technology, and such electronic signature shall act as the Parties' legal signatures on this bid and shall be treated in all respects as an original handwritten signature.

c. All bids must be signed by the firm's name and by an officer or employee having authority to bind the company or firm by vendor's signature.

d. Unit price shall be shown and where there is an error in extension of price, the unit price shall govern.

e. Proposed service/delivery times must be shown and shall include Saturdays, Sundays, and Holidays (if applicable).

f. Bidders shall thoroughly examine the drawings, specifications, schedule, instructions and all other contract documents.

g. Bidders shall make all investigations necessary to thoroughly inform themselves regarding plant and facilities for delivery of material and equipment, and services as required by the bid conditions. No plea of ignorance by the bidder of conditions that exist or that may hereafter exist as result of failure or omission on the part of the bidder to make the necessary examinations and investigations or failure to fulfill in every detail the requirements of the contract documents will be accepted as a basis for varying the requirements of City or the compensation to the vendor.

h. Bidders are advised that all City contracts are subject to all legal requirements provided for in any Procurement Resolutions or Policies of City and State and Federal Statues.

i. The bidder shall retain a copy of all bid documents for future reference.

Explanations to Bidders
All questions or requests for additional information are required to be in writing and may be e-mailed to purchasing@ctsfl.us.

Questions must be submitted, in writing, not later than April 3, 2026.
Any verbal responses to questions or changes or additions to the Scope of Services or any part of this ITB shall not be binding on the City or its representatives. Only changes or additions made by Addenda issued by the City of Tarpon Springs through https://ctsfl.bonfirehub.com/opportunities should be considered for your bid submittal.

Compliance
Failure to comply with the ITB in full may be the cause of the rejection of the bid. Bids must conform to the scope of services and terms and conditions. Bids must be returned on the forms provided. Nonconformance with these instructions is grounds for rejection of bid.

Rejection of Bids
The City reserves the right to accept or reject any and all bids or parts of bids, waive minor informalities, and request rebids on the material or services described in the ITB.

Ex-Parte Communication. In order to ensure fair evaluation of bids, ex-parte communication initiated by bidders is prohibited from the time the responses are opened until a final decision has been made. No bidder may initiate communication with any City Commissioner or any City official, staff, or employee who is participating in the evaluation process. Any and all communication initiated by a bidder after the responses are opened must be in writing to:

Janina Lewis, CPPO, NIGP-CPP
Procurement Services Director
City of Tarpon Springs
Procurement Services
PO Box 5004
Tarpon Springs, FL 34688-5004
727-937-1766 Fax
jlewis@ctsfl.us.

The City may, however, initiate communication with any bidder in order to obtain additional information or clarification necessary for fair evaluation of their bid. Ex-parte communication initiated by a bidder may disqualify that bidder from consideration for this or future ITBs.

Janina Lewis, CPPO, NIGP-CPP
Procurement Services Director

JL:ph

SECTION 1 – INSTRUCTIONS

1.1 COMMENCEMENT OF WORK. If bidder begins any billable work prior to the City's final approval and execution of the contract, bidder does so at its own risk.

1.2 RESPONSIBILITY TO READ AND UNDERSTAND. Failure to read, examine and understand the solicitation will not excuse any failure to comply with the requirements of the solicitation or any resulting contract, nor shall such failure be a basis for claiming additional compensation. If a vendor suspects an error, omission or discrepancy in this solicitation, the vendor must immediately and in any case not later than seven (7) business days in advance of the due date notify the contact on page one (1). The City is not responsible for and will not pay any costs associated with the preparation and submission of the bid. Bidders are cautioned to verify their bids before submission, as amendments to or withdrawal of bids submitted after time specified for opening of bids may not be considered. The City will not be responsible for any bidder errors or omissions.

1.3 FORM AND CONTENT OF BIDS. Unless otherwise instructed or allowed, bids shall be submitted on the forms provided. An original and designated number of copies of each bid are required. Bids, including modifications, must be submitted in ink, typed, or printed form and signed by an authorized representative. Please line through and initial rather than erase changes. If the bid is not properly signed or if any changes are not initialed, it may be considered non-responsive. In the event of a disparity between the unit price and the extended price, the unit price shall prevail unless obviously in error, as determined by the City. The City may require that an electronic copy of the bid be submitted. The bid must provide all the information requested and must address all points. The City does not encourage exceptions. The City is not required to grant exceptions and depending on the exception, the City may reject the bid.

1.4 SPECIFICATIONS. Technical specifications define the minimum acceptable standard. When the specification calls for "Brand Name or Equal," the brand name product is acceptable. Alternates will be considered upon demonstrating the other product meets stated specifications and is equivalent to the brand product in terms of quality, performance and desired characteristics. Minor differences that do not affect the suitability of the supply or service for the City's needs may be accepted. The burden of proof that the product meets the minimum standards or is equal to the brand name, product, is on the bidder. The City reserves the right to reject bids that the City deems unacceptable.

1.5 MODIFICATION/ WITHDRAWAL OF BID. Written requests to modify or withdraw the bid received by the City prior to the scheduled opening time will be accepted and will be corrected after opening. No oral requests will be allowed. Requests must be addressed and labeled in the same manner as the bid and marked as a MODIFICATION or WITHDRAWAL of the bid. Requests for withdrawal after the bid opening will only be granted upon proof of undue hardship and may result in the forfeiture of any bid security. Any withdrawal after the bid opening shall be allowed solely at the City's discretion.

1.6 DEBARMENT DISCLOSURE. If the vendor submitting this bid has been debarred, suspended, or otherwise lawfully precluded from participating in any public procurement activity, including being disapproved as a subcontractor with any federal, state, or local government, or if any such preclusion from participation from any public procurement activity is currently pending, the bidder shall include a letter with its bid identifying the name and address of the governmental unit, the effective date of this suspension or debarment, the duration of the suspension or debarment, and the relevant circumstances relating the suspension or debarment.

1.7 RESERVATIONS. The City reserves the right to reject any or all bids or any part thereof; to rebid the solicitation; to reject non-responsive or non-responsible bids; to reject unbalanced bids; to reject bids where the terms, prices, and/or awards are conditioned upon another event; to reject individual bids for failure to meet any requirement; to award by item, part or portion of an item, group of items, or total; to make multiple awards; to waive minor irregularities, defects, omissions, technicalities or form errors in any bid. The City may seek clarification of the bid from bidder at any time, and failure to respond is cause for rejection. Submission of a bid confers on bidder no right to an award or to a subsequent contract. The City is charged by its Charter to make an award that is in the best interest of the City. All decisions on compliance, evaluation, terms and conditions shall be made solely at the City's discretion and made to favor the City. No binding contract will exist between the bidder and the City until the City executes a written contract or purchase order.

1.8 OFFICIAL SOLICITATION DOCUMENT. Changes to the solicitation document made by a bidder may not be acknowledged or accepted by the City. Award or execution of a contract does not constitute acceptance of a changed term, condition or specification unless specifically acknowledged and agreed to by the City. The copy maintained and published by the City shall be the official solicitation document.

1.9 COPYING OF BIDS. Bidder hereby grants the City permission to copy all parts of its bid, including without limitation any documents and/or materials copyrighted by the bidder. The City's right to copy shall be for internal use in evaluating the proposal.

1.10 CONTRACTOR ETHICS. It is the policy of the City to promote courtesy, fairness, impartiality, integrity, service, professionalism, economy, and government by law in the Procurement process. The responsibility for implementing this policy rests with each individual who participates in the Procurement process, including Bidders and Contractors.
To achieve the purpose of this Article, it is essential that Bidders and Contractors doing business with the City also observe the ethical standards prescribed herein. It shall be a breach of ethical standards to:

a. Exert any effort to influence any City employee or agent to breach the standards of ethical conduct.

b. Intentionally invoice any amount greater than provided in Contract or to invoice for Materials or Services not provided.

c. Intentionally offer or provide sub-standard Materials or Services or to intentionally not comply with any term, condition, specification or other requirement of a City Contract.

1.11 GIFTS. The city will accept no gifts, gratuities or advertising products from bidders or prospective bidders and affiliates. The city may request product samples from vendors for product evaluation.

1.12 PROTESTS AND APPEALS. If a Bidder believes there is a mistake, impropriety, or defect in the solicitation, believes the City improperly rejected its proposal, and/or believes the selected proposal is not in the City's best interests, the Bidder may submit a written protest. All protests and appeals are governed by the City of Tarpon Springs Purchasing Policy and Procedures. If any discrepancy exists between this Section and the Purchasing Policy, the language of the Purchasing Policy controls.
Protests based upon alleged mistake, impropriety, or defect in a solicitation that is apparent before the bid opening must be filed with the Procurement Officer no later than five (5) business days before Bid Opening. Protests that only become apparent after the Bid Opening must be filed within ten (10) business days of the alleged violation of the applicable purchasing ordinance. The complete protest procedure can be obtained by contacting the Procurement Services Department.

1.13 EVALUATION PROCESS. Bids will be reviewed by the Procurement Services Department and representative(s) of the respective department(s). The City staff may or may not initiate discussions with bidders for clarification purposes. Clarification is not an opportunity to change the bid. Bidders shall not initiate discussions with any City employee or official.

1.14 PRESENTATIONS/INTERVIEWS. The bidder must provide a formal presentation/interview upon request.

1.15 CRITERIA FOR EVALUATION AND AWARD. The City evaluates three (3) categories of information: responsiveness, responsibility, and price. All bids must meet the following responsiveness and responsibility criteria to be considered further.

a) Responsiveness. The City will determine whether the bid complies with the instructions for submitting bids including completeness of bid which encompasses the inclusion of all required attachments and submissions. The City must reject any bids that are submitted late. Failure to meet other requirements may result in rejection.

b) Responsibility. The City will determine whether the bidder is one with whom it can or should do business. Factors that the City may evaluate to determine "responsibility" include, but are not limited to: excessively high or low priced bids, past performance, references (including those found outside the bid), compliance with applicable laws-including tax laws, bidder's record of performance and integrity - e.g. has the bidder been delinquent or unfaithful to any contract with the City, whether the bidder is qualified legally to contract with the City, financial stability and the perceived ability to perform completely as specified. A bidder must at all times have financial resources sufficient, in the opinion of the City, to ensure the performance of the contract and must provide proof upon request. City staff may also use Dun & Bradstreet and/or any generally available industry information. The City reserves the right to inspect and review the bidder's facilities, equipment and personnel and those of any identified subcontractors. The City will determine whether any failure to supply information, or the quality of the information, will result in rejection.

c) Price. We will then evaluate the bids that have met the requirements above.

1.16 COST JUSTIFICATION. In the event only one response is received, the City may require that the bidder submit a cost proposal in sufficient detail for the City to perform a cost/price analysis to determine if the bid price is fair and reasonable.

1.17 CONTRACT NEGOTIATIONS AND ACCEPTANCE. Bidder must be prepared for the City to accept the bid as submitted. If bidder fails to sign all documents necessary to successfully execute the final contract within a reasonable time as specified, or negotiations do not result in an acceptable agreement, the City may reject bid or revoke the award and may begin negotiations with another bidder. Final contract terms must be approved or signed by the appropriately authorized City official(s). No binding contract will exist between the bidder and the City until the City executes a written contract or purchase order.

1.18 NOTICE OF INTENT TO AWARD. Notices of the City's intent to award a Contract are posted to Procurement's website located at https://ctsfl.bonfirehub.com/opportunities. It is the bidder's responsibility to check the City of Tarpon Springs's bid posting website at https://ctsfl.bonfirehub.com/opportunities to view relevant bid information and notices.

1.19 BID TIMELINE. Dates are tentative and subject to change.
Release ITB: March 23, 2026
Advertise City website/ https://ctsfl.bonfirehub.com/opportunities: March 23, 2026
Bids due: April 22, 2026

Award recommendation: May 12, 2026

1.20 CONE OF SILENCE. Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the solicitation and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and state holidays, any employee or officer of the executive or legislative branch concerning any aspect of this solicitation, except in writing to the procurement officer or as provided in the solicitation documents. Violation of this provision may be grounds for rejecting a response.

SECTION 2-STANDARD TERMS AND CONDITIONS

2.1 DEFINITIONS. Uses of the following terms are interchangeable as referenced: "vendor, contractor, supplier. proposer, company, parties, persons", "purchase order, PO, contract, agreement", "city, Tarpon Springs. agency, requestor, parties", "bid, proposal, response, quote".

2.2 INDEPENDENT CONTRACTOR. Il is expressly understood that the relationship of Contractor to the City will be that of an independent contractor. Contractor and all persons employed by Contractor, either directly or indirectly, are Contractor's employees, not City employees. Accordingly, Contractor and Contractor's employees are not entitled to any benefits provided to City employees including, but not limited to, health benefits, enrollment in a retirement system, paid time off or other rights afforded City employees. Contractor employees will not be regarded as City employees or agents for any purpose, including the payment of unemployment or workers' compensation. If any Contractor employees or subcontractors assert a claim for wages or other employment benefits against the City, Contractor will defend. indemnity and hold harmless the City from all such claims.

2.3 SUBCONTRACTING. Contractor may not subcontract work under this Agreement without the express written permission of the City. If Contractor has received authorization to subcontract work, it is agreed that all subcontractors performing work under the Agreement must comply with its provisions. Further, all agreements between Contractor and its subcontractors must provide that the terms and conditions of this Agreement be incorporated therein.

2.4 ASSIGNMENT. This Agreement may not be assigned either in whole or in part without first receiving the City's written consent. Any attempted assignment, either in whole or in part, without such consent will be null and void and in such an event the City will have the right at its option to terminate the Agreement. No granting of consent to any assignment will relieve Contractor from any of its obligations and liabilities under the Agreement.

2.5 SUCCESSORS AND ASSIGNS, BINDING EFFECT. This Agreement will be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns.

2.6 NO THIRD-PARTY BENEFICIARIES. This Agreement is intended for the exclusive benefit of the parties. Nothing set forth in this Agreement is intended to create, or will create any benefits, rights, or responsibilities in any third parties.

2.7 NON-EXCLUSIVITY. The City, in its sole discretion, reserves the right to request the materials or services set forth herein from other sources when deemed necessary and appropriate. No exclusive rights are encompassed through this Agreement.

2.8 AMENDMENTS. There will be no oral changes to this Agreement. This Agreement can only be modified in a writing signed by both parties. No charge for extra work or material will be allowed unless approved in writing, in advance, by the City and Contractor.

2.9 TIME OF THE ESSENCE. Time is of the essence to the performance of the parties· obligations under this Agreement.

2.10 COMPLIANCE WITH APPLICABLE LAWS.

a. General. Contractor must procure all permits and licenses and pay all charges and fees necessary and incidental to the lawful conduct of business. Contractor must stay fully informed of existing and future federal, state, and local laws, ordinances, and regulations that in any manner affect the fulfillment of this Agreement and must comply with the same at its own expense. Contractor bears full responsibility for training, safety, and providing necessary equipment for all Contractor personnel to achieve throughout the term of the Agreement. Upon request, Contractor will demonstrate to the City's satisfaction any programs, procedures, and other activities used to ensure compliance.

b. Drug-Free Workplace. Contractor is hereby advised that the City has adopted a policy establishing a drug-free workplace for Itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor will require a drug-free workplace for all Contractor personnel working under this Agreement. Specifically, all Contractor personnel who are working under this Agreement must be notified in writing by Contractor that they are prohibited from the manufacture, distribution, dispensation, possession, or unlawful use of a controlled substance in the workplace. Contractor agrees to prohibit the use of intoxicating substances by all Contractor personnel and will ensure that Contractor personnel do not use or possess illegal drugs while in the course of performing their duties.

c. Federal and State Immigration Laws. Contractor agrees to comply with the Immigration Reform and Control Act of 1986 (IRCA) in performance under this Agreement and to permit the City and its agents to inspect applicable personnel records to verify such compliance as permitted by law. Contractor will ensure and keep appropriate records to demonstrate that all Contractor personnel have a legal right to live and work in the United States.

(i) As applicable to Contractor, under this provision, Contractor hereby warrants to the City that Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all federal immigration laws and regulations that relate to their employees (hereinafter "Contractor Immigration Warranty").

(ii) A breach of the Contractor Immigration Warranty will constitute as a material breach of this Agreement and will subject Contractor to penalties up to and including termination of this Agreement at the sole discretion of the City.

(iii) The City retains the legal right to inspect the papers of all Contractor personnel who provide services under this Agreement to ensure that Contractor or its subcontractors are complying with the Contractor Immigration Warranty. Contractor agrees to assist the City in regard to any such inspections.

(iv) The City may, at its sole discretion, conduct random verification of the employment records of Contractor and any subcontractor to ensure compliance with the Contractor Immigration Warranty. Contractor agrees to assist the City in regard to any random verification performed.

(v) Neither Contractor nor any subcontractor will be deemed to have materially breached the Contractor Immigration Warranty if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by Sections 274A and 274B of the Federal Immigration and Nationality Act.

d. Nondiscrimination. Contractor represents and warrants that it does not discriminate against any employee or applicant for employment or person to whom it provides services because of race, color, religion, sex, national origin, or disability, and represents and warrants that it complies with all applicable federal, state, and local laws and executive orders regarding employment. Contractor and Contractor's personnel will comply with applicable provisions of Title VII of the U.S. Civil Rights Act of 1964, as amended, Section 504 of the Federal Rehabilitation Act, the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.), and applicable rules in performance under this Agreement.

2.11 SALES/USE TAX, OTHER TAXES. Contractor is responsible for the payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's services under this Agreement, including by way of illustration but not limitation, federal and state income tax, Social Security tax, unemployment insurance taxes, and any other taxes or business license fees as required. If any taxing authority should deem Contractor or Contractor employees an employee of the City or should otherwise claim the City is liable for the payment of taxes that are Contractor's responsibility under this Agreement, Contractor will indemnify the City for any tax liability, interest, and penalties imposed upon the City.
The City is exempt from paying state and local sales/use taxes and certain federal excise taxes and will furnish an exemption certificate upon request.

2.12 AMOUNTS DUE THE CITY. Contractor must be current and remain current in all obligations due to the City during the performance of services under the Agreement. Payments to Contractor may be offset by any delinquent amounts due to the City or fees and charges owed to the City.

2.13 OPENNESS OF PROCUREMENT PROCESS. Written competitive proposals, replies, oral presentations, meetings where vendors answer questions, other submissions, correspondence, and all records made thereof, as well as negotiations or meetings where negotiation strategies are discussed, conducted pursuant to this Invitation to Bid (ITB), shall be handled in compliance with Chapters 119 and 286, Florida Statutes.
Proposals or replies received by the City pursuant to this ITB are exempt from public disclosure until such time that the City provides notice of an intended decision or until 30 days after opening the proposals, whichever is earlier. If the City rejects all proposals or replies pursuant to this ITB and provides notice of its intent to reissue the ITB, then the rejected proposals or replies remain exempt from public disclosure until such time that the City provides notice of an intended decision concerning the reissued ITB or until the City withdraws the reissued ITB. A proposal or reply shall not be exempt from public disclosure longer than 12 months after the initial City notice rejecting all proposals or replies.
Oral presentations, meetings where vendors answer questions, or meetings convened by City staff to discuss negotiation strategies, if any, shall be closed to the public (and other proposers) in compliance with Chapter 286 Florida Statutes. A complete recording shall be made of such closed meetings. The recording of, and any records presented at, the exempt meeting shall be available to the public when the City provides notice of an intended decision or until 30 days after opening proposals or final replies, whichever occurs first. If the City rejects all proposals or replies pursuant to this ITB and provides notice of its intent to reissue the ITB, then the recording and any records presented at the exempt meeting remain exempt from public disclosure until such time that the City provides notice of an intended decision concerning the reissued ITB or until the City withdraws the reissued ITB. A recording and any records presented at an exempt meeting shall not be exempt from public disclosure longer than 12 months after the initial City notice rejecting all proposals or replies.

<u>In addition to all other contract requirements as provided by law, the contractor executing this agreement agrees to comply with public records law.</u>

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
410 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
727-942-5614
CITYCLERK1@CTSFL.US

The contractor's agreement to comply with public records law applies specifically to:

a) Keep and maintain public records required by the City of Tarpon Springs (hereinafter "public agency") to perform the service being provided by the contractor hereunder.

b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for in Chapter 119, Florida Statutes, as may be amended from time to time, or as otherwise provided by law.

c) Ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

e) A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the contractor of the request, and the contractor must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

f) The contractor hereby acknowledges and agrees that if the contractor does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.

g) A contractor who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes.
h) If a civil action is filed against a contractor to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the contractor the reasonable costs of enforcement, including reasonable attorney fees, if:

1. The court determines that the contractor unlawfully refused to comply with the public records request within a reasonable time; and
2. At least eight (8) business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the contractor has not complied with the request, to the public agency and to the contractor.

I) A notice complies with subparagraph (h}2. if it is sent to the public agency's custodian of public records and to the contractor at the contractor's address listed on its contract with the public agency or to the contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.

A contractor who complies with a public records request within 8 business days after the notice is sent is not liable for the reasonable costs of enforcement.

2.14 AUDITS AND RECORDS. Contractor must preserve the records related to this Agreement for five (5) years after completion of the Agreement. The City or its authorized agent reserves the right to inspect any records related to the performance of work specified herein. In addition, the City may inspect any and all payroll, billing or other relevant records kept by Contractor in relation to the Agreement. Contractor will permit such inspections and audits during normal business hours and upon reasonable notice by the City. The audit of records may occur at Contractor's place of business or at City offices, as determined by the City.

2.15 BACKGROUND CHECK. The City may conduct criminal, driver history, and all other requested background checks of Contractor personnel who would perform services under the Agreement or who will have access to the City's information, data, or facilities in accordance with the City's current background check policies. Any officer, employee, or agent that fails the background check must be replaced immediately for any reasonable cause not prohibited by law.

2.16 SECURITY CLEARANCE AND REMOVAL OF CONTRACTOR PERSONNEL. The City will have final authority, based on security reasons: (i) to determine when security clearance of Contractor personnel is required; (ii) to determine the nature of the security clearance, up to and including fingerprinting Contractor personnel; and (iii) to determine whether or not any individual or entity may provide services under this Agreement. If the City objects to any Contractor personnel for any reasonable cause not prohibited by law, then Contractor will, upon notice from the City, remove any such individual from the performance of services under this Agreement.

2.17 DEFAULT.
a. A party will be in default if that party: (i) is or becomes insolvent or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's capability to perform under the Agreement; (ii) is the subject of a

petition for involuntary bankruptcy not removed within sixty (60) calendar days; (iii) conducts business in an unethical manner or in an illegal manner; or (iv) fails to carry out any term, promise, or condition of the Agreement.

b. Contractor will be in default of this Agreement if Contractor is debarred from participating in City procurements and solicitations in accordance with the City's Purchasing Policy and Procedures Manual.

c. Notice and Opportunity to Cure. In the event a party is in default then the other party may, at its option and at any time, provide written notice to the defaulting party of the default. The defaulting party will have thirty (30) days from receipt of the notice to cure the default; the thirty (30) day cure period may be extended by mutual agreement of the parties, but no cure period may exceed ninety (90) days. A default notice will be deemed to be sufficient if it is reasonably calculated to provide notice of the nature and extent of such default. Failure of the non-defaulting party to provide notice of the default does not waive any rights under the Agreement.

d. Anticipatory Repudiation. Whenever the City in good faith has reason to question Contractor's intent or ability to perform, the City may demand that Contractor give a written assurance of its intent and ability to perform. In the event that the demand is made and no written assurance is given within five (5) calendar days, the City may treat this failure as an anticipatory repudiation of the Agreement.

2.18 REMEDIES. The remedies set forth in this Agreement are not exclusive. Election of one remedy will not preclude the use of other remedies. In the event of default:

a. The non-defaulting party may terminate the Agreement, and the termination will be effective immediately or at such other date as specified by the terminating party.

b. The City may purchase the services required under the Agreement from the open market, complete required work itself, or have it completed at the expense of Contractor. If the cost of obtaining substitute services exceeds the contract price, the City may recover the excess cost by: (i) requiring immediate reimbursement to the City; (ii) deduction from an unpaid balance due to Contractor; (iii) collection against the proposal and/or performance security, if any; (iv) collection against liquidated damages (if applicable); or (v) a combination of the aforementioned remedies or other remedies as provided by law. Costs include any and all, fees and expenses incurred in obtaining substitute services and expended in obtaining reimbursement, including, but not limited to, administrative expenses, attorneys' fees, and costs.

c. The non-defaulting party will have all other rights granted under this Agreement and all rights at law or in equity that may be available to it.

d. Neither party will be liable for incidental, special, or consequential damages.

2.19 CONTINUATION DURING DISPUTES. Contractor agrees that during any dispute between the parties, Contractor will continue to perform its obligations until the dispute is settled, instructed to cease performance by the City, enjoined or prohibited by judicial action, or otherwise required or obligated to cease performance by other provisions in this Agreement.

2.20 TERMINATION FOR CONVENIENCE. The City reserves the right to terminate this Agreement in part or entirely upon thirty (30) calendar days' written notice.

2.21 TERMINATION FOR CONFLICT OF INTEREST Florida Statutes Section 112. Pursuant to F.S. Section 112, the City may cancel this Agreement after its execution, without penalty or further obligation, if any person significantly involved in initiating, securing, drafting, or creating the Agreement for the City becomes an employee or agent of Contractor.

2.22 TERMINATION FOR NON-APPROPRIATION AND MODIFICATION FOR BUDGETARY CONSTRAINT. The City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If the City reasonably determines that it does not have funds to meet its obligations under this Agreement, the City will have the right to terminate the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, the City agrees to provide written notice of its intent to terminate thirty (30) calendar days prior to the stated termination date.

2.23 PAYMENT TO CONTRACTOR UPON TERMINATION. Upon termination of this Agreement, Contractor will be entitled only to payment for those services performed up to the date of termination, and any authorized expenses already incurred up to such date of termination. The City will make final payment within thirty (30) calendar days after the City has both completed both its appraisal of the materials and services provided and received Contractor's properly prepared final invoice.

2.24 NON-WAIVER OF RIGHTS. There will be no waiver of any provision of this agreement unless approved in writing and signed by the waiving party. Failure or delay exercising any rights or remedies provided herein or by law or in equity, or the acceptance of, or payment for, any services hereunder, will not release the other party of any of the warranties or other obligations of the Agreement and will not be deemed a waiver of any such rights or remedies.

2.25 INDEMNIFICATION/LIABILITY.

a. To the fullest extent permitted by law, Contractor agrees to defend, indemnify, and hold the City, its officers, agents, and employees, harmless from and against any and all liabilities, demands, claims, suits, losses, damages, causes of action, fines or judgments, including costs, attorneys', witnesses', and expert witnesses' fees, and expenses incident thereto, relating to, arising out of, or resulting from: (i) the services provided by Contractor personnel under this Agreement; (ii) any negligent acts, errors, mistakes or omissions by Contractor or Contractor personnel; and (iii) Contractor or Contractor personnel's failure to comply with or fulfill the obligations established by this Agreement.

b. Contractor will update the City during the course of the litigation to timely notify the City of any issues that may involve the independent negligence of the City that is not covered by this indemnification.

c. The City assumes no liability for the actions of the Contractor and will not indemnify or hold Contractor or any third party harmless for claims based on this Agreement or use of Contractor-provided supplies or services.

Nothing contained in this section shall be considered a waiver of the City of Tarpon Springs' rights and protections under sovereign immunity and Florida Statute 768.28.

2.26 WARRANTY. Contractor warrants that the services and materials will conform to the requirements of the Agreement. Additionally, Contractor warrants that all services will be performed in a good, workman-like and professional manner. The City's acceptance of service or materials provided by Contractor will not relieve Contractor from its obligations under this

warranty. If any materials or services are of a substandard or unsatisfactory manner as determined by the City, Contractor, at no additional charge to the City, will provide materials or redo such services until in accordance with this Agreement and to the City's reasonable satisfaction.
Unless otherwise agreed, Contractor warrants that materials will be new, unused, of most current manufacture and not discontinued, will be free of defects in materials and workmanship, will be provided in accordance with manufacturer's standard warranty for at least one (1) year unless otherwise specified, and will perform in accordance with manufacturer's published specifications.

2.27 THE CITY'S RIGHT TO RECOVER AGAINST THIRD PARTIES. Contractor will do nothing to prejudice the City's right to recover against third parties for any loss, destruction, or damage to City property, and will at the City's request and expense, furnish to the City reasonable assistance and cooperation, including assistance in the prosecution or defense of suit and the execution of instruments of assignment in favor of the City in obtaining recovery.

2.28 NO GUARANTEE OF WORK. Contractor acknowledges and agrees that it is not entitled to deliver any specific amount of materials or services or any materials or services at all under this Agreement and acknowledges and agrees that the materials or services will be requested by the City on an as needed basis at the sole discretion of the City. Any document referencing quantities or performance frequencies represents the City's best estimate of current requirements, but will not bind the City to purchase, accept, or pay for materials or services which exceed its actual needs.

2.29 OWNERSHIP. All deliverables, services, and information provided by Contractor or the City pursuant to this Agreement (whether electronically or manually generated) including without limitation, reports, test plans, and survey results, graphics, and technical tables, originally prepared in the performance of this Agreement, are the property of the City and will not be used or released by Contractor or any other person except with prior written permission by the City.

2.30 USE OF NAME. Contractor will not use the name of the City of Tarpon Springs in any advertising or publicity without obtaining the prior written consent of the City.

2.31 PROHIBITED ACTS. Pursuant to Florida Constitution Article II Section 8, a current or former public officer or employee within the last two (2) years shall not represent another organization before the City on any matter for which the officer or employee was directly concerned and personally participated in during their service or employment or over which they had a substantial or material administrative discretion.

2.32 FOB DESTINATION FREIGHT PREPAID ANO ALLOWED. All deliveries will be FOB destination freight prepaid and allowed unless otherwise agreed.

2.33 RISK OF LOSS. Contractor agrees to bear all risks of loss, injury, or destruction of goods or equipment incidental to providing these services and such loss, injury, or destruction will not release Contractor from any obligation hereunder.

2.34 SAFEGUARDING CITY PROPERTY. Contractor will be responsible for any damage to City real property or damage or loss of City personal property when such property is the responsibility of or in the custody of Contractor or its employees.

2.35 WARRANTY OF RIGHTS. Contractor warrants it has title to, or the right to allow the City to use, the materials and services being provided and that the City may use same without suit, trouble or hindrance from Contractor or third parties.

2.36 PROPRIETARY RIGHTS INDEMNIFICATION. Without limiting the foregoing, Contractor will without limitation, at its expense defend the City against all claims asserted by any person that anything provided by Contractor infringes a patent, copyright, trade secret or other intellectual property right and must, without limitation, pay the costs, damages and attorneys' fees awarded against the City in any such action, or pay any settlement of such action or claim. Each party agrees to notify the other promptly of any matters to which this provision may apply and to cooperate with each other in connection with such defense or settlement. If a preliminary or final judgment is obtained against the City's use or operation of the items provided by Contractor hereunder or any part thereof by reason of any alleged infringement, Contractor will, at its expense and without limitation, either: (a) modify the item so that it becomes non-infringing; (b) procure for the City the right to continue to use the item; (c) substitute for the infringing item other item(s) having at least equivalent capability; or (d) refund to the City an amount equal to the price paid, less reasonable usage, from the time of installation acceptance through cessation of use, which amount will be calculated on a useful life not less than five (5) years, plus any additional costs the City may incur to acquire substitute supplies or services.

2.37 CONTRACT ADMINISTRATION. The contract will be administered by the Procurement Administrator and/or an authorized representative from the using department. All questions regarding the contract will be referred to the administrator for resolution. Supplements may be written to the contract for the addition or deletion of services. Payment will be negotiated and determined by the contract administrator(s).

2.38 FORCE MAJEURE. Failure by either party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control, including acts of nature, acts of the public enemy, riots, fire, explosion, legislation, and government regulation. The party whose performance is so affected will within five (5) calendar days of the unforeseeable circumstance notify the other party of all pertinent facts and identify the force majeure event. The party whose performance is so affected must also take all reasonable steps, promptly and diligently, to prevent such causes if it is feasible to do so, or to minimize or eliminate the effect thereof. The delivery or performance date will be extended for a period equal to the time lost by reason of delay, plus such additional time as may be reasonably necessary to overcome the effect of the delay, provided however, under no circumstances will delays caused by a force majeure extend beyond one hundred-twenty (120) calendar days from the scheduled delivery or completion date of a task unless agreed upon by the parties.

2.39 COOPERATIVE USE OF CONTRACT. The City has entered into various cooperative purchasing agreements with other Florida government agencies, including the Tampa Bay Area Purchasing Cooperative. Under a Cooperative Purchasing Agreement, any contract may be extended for use by other municipalities, school districts and government agencies in the State of Florida with the approval of Contractor. Any such usage by other entities must be in accordance with the statutes, codes, ordinances, charter and/or procurement rules and regulations of the respective government agency.
Orders placed by other agencies and payment thereof will be the sole responsibility of that agency. The City is not responsible for any disputes arising out of transactions made by others.

2.40 FUEL CHARGES AND PRICE INCREASES. No fuel surcharges will be accepted. No price increases will be accepted without proper request by Contractor and response by the City's Procurement Division.

2.41 NOTICES. All notices to be given pursuant to this Agreement must be delivered to the parties at their respective addresses. Notices may be (i) personally delivered; (ii) sent via certified or

registered mail, postage prepaid; (iii) sent via overnight courier; or (iv) sent via facsimile. If provided by personal delivery, receipt will be deemed effective upon delivery. If sent via certified or registered mail, receipt will be deemed effective three (3) calendar days after being deposited in the United States mail. If sent via overnight courier or facsimile, receipt will be deemed effective two (2) calendar days after the sending thereof.

2.42 GOVERNING LAW, VENUE. This Agreement is governed by the laws of the State of Florida. The exclusive venue selected for any proceeding or suit in law or equity arising from or incident to this Agreement will be Pinellas County, Florida.

2.43 INTEGRATION CLAUSE. This Agreement, including all attachments and exhibits hereto, supersede all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties with respect to the work to be performed.

2.44 PROVISIONS REQUIRED BY LAW. Any provision required by law to be in this Agreement is a part of this Agreement as if fully stated in it.

2.45 SEVERABILITY. If any provision of this Agreement is declared void or unenforceable, such provision will be severed from this Agreement, which will otherwise remain in full force and effect. The parties will negotiate diligently in good faith for such amendment(s) of this Agreement as may be necessary to achieve the original intent of this Agreement, notwithstanding such invalidity or unenforceability.

2.46 SURVIVING PROVISIONS. Notwithstanding any completion, termination, or other expiration of this Agreement, all provisions which, by the terms of reasonable interpretation thereof, set forth rights and obligations that extend beyond completion, termination, or other expiration of this Agreement, will survive and remain in full force and effect. Except as specifically provided in this Agreement, completion, termination, or other expiration of this Agreement will not release any party from any liability or obligation arising prior to the date of termination.

2.47 PROHIBITION AGAINST CONSIDERING SOCIAL, POLITICAL OR IDEOLOGICAL INTERESTS IN GOVERNMENT CONTRACTING -- F.S. 287.05701: Bidders are hereby notified of the provisions of section 287.05701, Florida Statutes, as amended, that the City will not request documentation of or consider a Bidder's social, political, or ideological interests when determining if the Bidder is a responsible Bidder. Bidders are further notified that the City's governing body may not give preference to a Bidder based on the Bidder's social, political, or ideological interests.

2.48 SECTION 287.135 (CURRENT EDITION), FLORIDA STATUTES, prohibits agencies from contracting with companies for goods or services of $1,000,000.00 or more that are on either the Scrutinized Companies with Activities in Sudan list, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector lists which are created pursuant to s. 25.473 Florida Statute (Current Edition), or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 Florida Statute (Current Edition), or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

2.49 ACCESSIBILITY REQUIREMENTS.
Contractor shall ensure that all electronic deliverables provided under this Agreement, including, but not limited to, reports, PDFs, presentations, forms, data visualizations, dashboards, online tools, and other digital or web-based content, comply with the Web Content Accessibility Guidelines (WCAG) 2.1 Level AA. Deliverables must be provided in accessible formats compatible with commonly used assistive technologies. Contractor shall promptly remediate any accessibility deficiencies identified by the City of Tarpon Springs at no additional cost and shall

provide corrected deliverables within a mutually agreed-upon timeframe. Contractor shall maintain accessibility compliance throughout the term of the Agreement.

ANY AND ALL SPECIAL CONDITIONS AND SERVICES ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION 3- SCOPE OF SERVICES

INTRODUCTION

The City of Tarpon Springs, Florida, is soliciting Bids from qualified suppliers or nurseries for the purchase, delivery and installation of select trees in accordance with the specifications outlined below. The selected vendor will be responsible for providing high-quality, heathy trees that meet or exceed the stated criteria and delivering to, and planting at, designated project sites.

3.1. SERVICES SUMMARY DESCRIPTION

Description: This Bid seeks to acquire 34 various trees at specified locations within the City with completion of all work (tree delivery, installation, and site cleanup/restoration) within 60 days of Notice to Proceed.

- **Approved Trees:** The approved trees are as follows:
    - Ten (10) Live Oak
    - Ten (10) Bald Cypress
    - Seven (7) Shady Lady Black Olive
    - Seven (7) Silver Buttonwood Standard

    If any species are not available, or total quantities cannot be provided, replacements may be considered for approval by the City provided they have similar characteristics and are classified as Florida Native trees.

- **Tree Standards:**
    - All trees must meet Florida #1 or better standards for container-grown or balled-and-burlapped trees.
    - Trees must be a minimum of 6 feet in height from grade and 2-inch caliper (diameter).
    - Species diversity: At least four (4) different species required. No one (1) species shall constitute more than 30% of the total number of trees (refer to Approved Trees, above).
    - Delivery schedule and arrangement for City inspection of delivered materials are to be coordinated with the City at least one week in advance of delivery.

- Site Preparation & Installation:
    - Potential planting sites are shown on the maps attached to this package. Final ground-truthed planting sites for 34 trees will be determined and provided at the time of contract execution. All trees shall be installed on City-owned property and rights-of-way as directed by the City.
    - Installation schedule shall be coordinated with the City prior to starting work.
    - Underground utilities must be located by the contractor prior to digging (call Sunshine 811).
    - Equipment used shall not be driven or deployed such that damage to infrastructure, significant topographic alteration and/or significant destabilization occurs. If such occurrence, the areas will be restored to pre-job conditions by the Contractor.
    - Excavate holes 2–3 times wider than the root ball, with the top of the root ball flush with the ground level.
    - Remove all synthetic material, wire baskets, and burlap from the top half of the root ball.
    - Backfill with native soil, avoiding compaction.
- Staking & Mulching:
    - Install 2–3 wooden/metal stakes just outside the planting hole for stability, using flexible, non-abrasive ties.
    - Apply 3 inches of organic mulch (wood chip or bark) around the base in a saucer shape, keeping mulch 3 inches away from the tree trunk to prevent rotting.
- Watering & Maintenance:
    - Provide installation watering (5–10 gallons per caliper inch) at planting.
    - Guarantee: The contractor shall replace any trees that die or appear unhealthy, as agreed by all parties to be failing, within 90 days of planting.
    - Optional Maintenance Add-On Task (to be bid as an additive alternate (Add Alt) item):
        - Daily watering for 14 days from the date of installation,
        - Thereafter, watering twice a week from day 15 to day 28,
        - Thereafter, watering once a week from day 29 through day 120.

- **Cleanup:**
    - Remove all waste, excess soil, and construction debris from the site daily. Any areas disturbed during site preparation and installation as described above shall be restored to the City's satisfaction.
    - Coordinate City inspection of tree installations as they are completed and address any identified deficiencies.

3.2. Hours: Planting shall occur during normal business hours, Monday through Friday.

3.3. Scheduling: Scheduling is to be coordinated with the City upon contract execution.

3.4. All work, including any guaranteed required tree replacements shall be completed and accepted by the City prior to final invoice, or by December 31, 2026, whichever occurs first.

3.5. Equipment
Bidders shall submit a complete list of equipment that is owned by their company and is intended to be used to fulfill this award. This is necessary for the City representative to determine responsibility.

3.6. Protection of Property
Contractor shall take every precaution to protect City and personal property from damage. Contractor shall rectify any and all damage that occurs to any building, apparatus, equipment, sidewalks/curbs and other infrastructure, or other City-owned or privately-owned property as a result of the activities of contractor employees in performing the work described by these specifications. Such repairs shall take place within 24 hours of the occurrence. In the case of a failure on the part of the Contractor to repair or otherwise rectify the damage, the City may proceed to repair or restore the aforementioned damage, and the cost of said repairs shall be deducted from monies due to the Contractor. In the event that parts or materials are not available, Contractor shall arrive at an agreement with the City as to when repairs are to be implemented. Should this circumstance arise, Contractor shall make suitable temporary repairs. Such repairs shall be affected by the Contractor at no cost to the City.

3.7. Workmanship
Any and all discrepancies found in the work performed resulting from these specifications shall be rectified within a 48-hour period.

3.8. Safety
Contractor shall take all necessary precautions to ensure that no injury occurs to any person or persons during work performed as a result of this specification. Prior to using any machinery, the Contractor shall remove all objects on the grounds that could become projectiles. In the event that any operation or equipment is deemed to be unsafe, Contractor shall immediately suspend said activity until a safe method or machine can be implemented or acquired to perform the task. The Contractor shall be responsible for the safe conduct of contractor personnel during the accomplishment of the work specified herein.

3.9. Bidders Qualifications
The Contractor shall be an established landscape maintenance contractor with a history of successfully executing commercial landscape maintenance awards. Such history shall be for a continuous three-year period. Contractor shall have all licenses, certifications and other legal documents necessary to perform the work outlined in this specification. An inspection of Bidder's

place of business and equipment may be performed prior to the award of bid for the purpose of enabling the City representative to determine responsibility.

3.10. Required Bidder Submittals:
To ensure compliance with these requirements Bidders must submit:

a. References – Provide five (5) references from present or former clients, complete with contact persons telephone number and email address. References shall be work performed within the last five (5) years and shall not include the City of Tarpon Springs as a reference.

b. Personnel: A list of personnel qualified to perform this work and employed full-time by the bidder including the length of time the employee has been with the firm.

c. Time Estimate: Estimated time per week, in terms of man-hours, needed to perform this work.

d. Subcontractors: A list of subcontractors, if any, that are to be employed to fulfill this award.

e. Equipment: Bidders shall submit a complete list of equipment that is owned by their company and intends to use to fulfill this award. This is necessary for the City representative to determine responsibility.

f. Licenses, Certifications, etc.: A list of documents proving ability or authorization to perform the work specified herein as well as current certificates of Insurance. Pinellas County approved best management practices course for landscape maintenance is recommended.

SECTION 4-GENERAL CONDITIONS

4.1 BEGINNING AND END DATE OF INITIAL TERM.
If the commencement of performance is delayed because the City does not execute the contract on the start date, the City may adjust the start date, end date and milestones to reflect the delayed execution.

4.2 EXTENSION. The City reserves the right to extend the term of this contract, provided however, that the City shall give written notice of its intentions to extend this contract no later than thirty (30) days prior to the expiration date of the contract.

4.3. PRICES. All pricing shall be firm for the initial term of one (1) year; except where otherwise provided by the specifications, and include all transportation, insurance and warranty costs. The City shall not be invoiced at prices higher than those stated in any contract resulting from this bid. The Contractor certifies that the prices offered are no higher than the lowest price the Contractor charges other buyers for similar quantities under similar conditions. The Contractor further agrees that any reductions in the price of the goods or services covered by this bid and occurring after award will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.

NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS

TERMINATION FOR CAUSE AND CONVENIENCE

If, through any cause, CONTRACTOR shall fail to fulfill in a timely and proper manner its obligations under this Contract, or if CONTRACTOR shall violate any of the covenants, agreements, warranties or stipulations of this Contract, the City of Tarpon Springs, shall thereupon have the right to terminate this Contract by giving written notice to CONTRACTOR of such termination and specifying the date thereof, at least ten (10) calendar days before the effective date of such termination. In such event, all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, and reports prepared by CONTRACTOR under this Contract shall become the property of the City of Tarpon Springs, and CONTRACTOR shall be entitled to receive just and equitable final compensation for any work satisfactorily completed hereunder provided such compensation is approved by the City of Tarpon Springs, in its sole discretion. Notwithstanding the above, CONTRACTOR shall not be relieved of liability to the City of Tarpon Springs for damages sustained by the City of Tarpon Springs by virtue of any intentional and/or negligent act or omission or any breach of the Contract by CONTRACTOR, and the City of Tarpon Springs may withhold any payment for the purpose of reasonable setoff until such time as the exact amount of damages due the City of Tarpon Springs from CONTRACTOR is determined. CONTRACTOR agrees that the City of Tarpon Springs shall have all rights and remedies afforded to it at law to recover any damages sustained by the City of Tarpon Springs in connection with the work performed by CONTRACTOR under the Contract. In the alternative, the City of Tarpon Springs shall also have all rights and remedies afforded to it in equity to enforce the terms of the Contract. The exercise of any one's right or remedy shall be without prejudice the enforcement of any other right or remedy allowed at law or in equity. CONTRACTOR or the City of Tarpon Springs may terminate this contract for its convenience at any time by giving at least thirty (30) calendar days' notice in writing to the other party. If the Contract is terminated by the City of Tarpon Springs and/or CONTRACTOR as provided herein, CONTRACTOR will be paid for the time and work properly provided, and expenses incurred up to the termination date, if such final compensation is approved by the City of Tarpon Springs, in its sole discretion.

SUSPENSION AND DEBARMENT

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the Contractor is required to verify that none of the Contractor's principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at
2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The Contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the City of Tarpon Springs. If it is later determined that the Contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City of Tarpon Springs, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the

period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower-tier-covered transactions.

BYRD ANTI-LOBBYING AMENDMENT, 31 U.S.C. § 1352 (as amended)
Contractors who apply for or bid for an award of $100,000 or more shall file the required certification (Exhibit IV). Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

PROHIBITION ON CONTRACTING FOR COVERED TELECOMMUNICATIONS EQUIPMENT OR SERVICES
(a) *Definitions.* As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services (Interim), as used in this clause–
(b) *Prohibitions.*

(1) Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.
(2) Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:
(i) Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
(ii) Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
(iii) Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or
(iv) Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

(c) *Exceptions.*

(1) This clause does not prohibit contractors from providing– (i) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
(ii) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.
(2) By necessary implication and regulation, the prohibitions also do not apply to: (i) Covered telecommunications equipment or services that:
i. Are *not used* as a substantial or essential component of any system; *and*

ii. Are *not used* as critical technology of any system.

(ii) Other telecommunications equipment or services that are not considered to be covered by telecommunications equipment or services.

(d) *Reporting requirement.*

(1) In the event the contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:

(i) Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts.* The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments.

DOMESTIC PREFERENCE FOR PROCUREMENTS

As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products.

For purposes of this clause:

Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

Manufactured products mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber."

ACCESS TO RECORDS

(1) The Contractor agrees to provide the City of Tarpon Springs, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

(4) In compliance with the Disaster Recovery Act of 2018, the City of Tarpon Springs and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

CHANGES

Either party may request modification of the provisions of this Agreement including the not to exceed amount, duration, scope and rate(s). Changes which are mutually agreed upon shall be valid only when reduced to writing, duly signed by each of the parties hereto, and attached to the original of this Agreement.

NO OBLIGATION BY FEDERAL GOVERNMENT

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

AFFIRMATIVE SOCIOECONOMIC STEPS

If subcontracts are to be let, the prime contractor is required to take all necessary steps identified in 2 C.F.R. § 200.321(b)(1)-(5) to ensure that small and minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

COPYRIGHT AND DATA RIGHTS

License and Delivery of Works Subject to Copyright and Data Rights.

The Contractor grants to the City of Tarpon Springs, a paid-up, royalty-free, nonexclusive, irrevocable, worldwide license in data first produced in the performance of this contract to reproduce, publish, or otherwise use, including prepare derivative works, distribute copies to the public, and perform publicly and display publicly such data. For data required by the contract but not first produced in the performance of this contract, the Contractor will identify such data and grant to the City of Tarpon Springs or acquires on its behalf a license of the same scope as for data first produced in the performance of this contract. Data, as used herein, shall include any work subject to copyright under 17 U.S.C. § 102, for example, any written reports or literary works, software and/or source code, music, choreography, pictures or images, graphics, sculptures, videos, motion pictures or other audiovisual works, sound and/or video recordings, and architectural works. Upon or before the completion of this contract, the Contractor will deliver to the City of Tarpon Springs data first produced in the performance of this contract and data required by the contract but not first produced in the performance of this contract in formats acceptable by the City of Tarpon Springs.

BID FORM

BID No. 260134-B-PH

TREE PLANTING

BIDDER _____

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with City of Tarpon Springs to provide all Services specified and in accordance with the other terms and conditions of the Contract Documents.

This Bid will remain subject to acceptance for ninety (90) days after the day of Bid opening.

1. In submitting this Bid, Bidder represents that:

   a. Bidder has examined and carefully studied the Bidding Documents and the following Addenda (receipt of all which is hereby acknowledged):

Date	Number	Date	Number
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

   b. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

   c. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

BID FORM PRICING
BID NO. 260134-B-PH
TREE PLANTING

Pricing shall be inclusive of all specifications as listed in Section 3.1.

Item #	Description	Quantity	Unit Price	Extension
1.	Live Oak Tree	**10**	**$** _____	**$**_____
2.	Bald Cypress Tree	**10**	**$** _____	**$**_____
3.	Shady Lady Black Olive Tree	**7**	**$** _____	**$**_____
4.	Silver Buttonwood Standard Tree	**7**	**$** _____	**$**_____
Total Net Bid Price:	**$** _____			
Add Alt 1:	**Watering, as described in the Scope of Services**		**$**_____	

Bidder acknowledges that all applicable licenses (City, County, State, and Federal) have been obtained and shall provide proof immediately upon request.

Payment: We accept Visa for payment: ___Yes ___No. Payment must be processed in ____days after receipt of proper invoice or services accepted (whichever is the latter).

Price Extension for Additional Units:

The City, through its Procurement Services Director, may during the next twelve months require additional units depending on the City's requirements and availability of funds. Bidders are requested to indicate below the number of months they will extend their bid prices, terms and conditions and the number of additional units they will provide after award of this bid by the City, if applicable.

_____months for _____additional units after award of this bid.
(Number) (No. of Units*)

Note: The decision by the bidder to extend or not to extend their prices will NOT be considered in the award of this bid.
* Please insert of number of units (not to exceed the bid quantity).

Bidder: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____Email: _____

_____
Printed Name and Title

_____
Authorized Signature

_____
Date

List at least 5 References

LOCAL COMMERCIAL AND/OR GOVERNMENTAL REFERENCES WHICH ARE SIMILAR IN SCOPE TO THIS PROJECT:

1.Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email:	
Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
2. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email:	
Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
3. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email:	
Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
4. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email:	
Phone Number:	
Agency/Company Name:	
Address:	

Date completed/or if in Progress:	
5. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email:	
Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	

QUESTIONNAIRE

This questionnaire must be completely filled out and returned as part of your bid/proposal. Failure to do so may result in disqualification of your bid/proposal. Evaluation of this questionnaire is a prime factor in the award of this Agreement.

1. Please state the full, legal name (including any d/b/a) of your firm and provide contact information

Company Name: _____

Contact Name: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-Mail Address: _____ Website: _____

2. How long has your firm been in business? _____

3. How long has your firm provided these services? _____

4. Annual gross revenues of your firm? (Check the appropriate box)
☐ under $100,000 ☐ $100,000 – $499,000 ☐ $500,000 – $999,000
☐ $1,000,000 - $2,000,000 ☐ over $2,000,000

5. How many full and part-time employees do you currently employ?
Full-time: _____ Part-time: _____

6. Provide information on your employee staffing by category and the number of employees in each category.

Category	# of employees

7. Who will be supervising the services to be performed under this Agreement and what are their qualifications, years of experience, number of years employed with your firm, etc.?

8. What tools, vehicles and equipment currently owned by your firm will be utilized to provide the requirements of this Agreement?

9. List additional equipment your firm will require to provide services to the City and when and how you plan to acquire the equipment.

10. Have you had a contract terminated by a customer in the past 3 years? _____ If yes, please explain.

11. Provide a copy of your firm's Occupational License No. with the Expiration Date (if applicable).

12. Provide a copy of your firm's Federal Employer Tax ID certificate (W9).

13. Provide a copy of all your current insurance coverage for General Liability, Automobile and Workers' Compensation.

14. Provide evidence of a certification through Pinellas County Licensing Board (if applicable).

15. Provide documentation that your firm is registered with the Florida Division of Corporations to do business within the state of Florida.

DRUG FREE WORKPLACE FORM

PREFERENCES TO BUSINESSES WITH DRUG-FREE WORKPLACE PROGRAMS UNDER SECTION 287.087, FLORIDA STATUTES.

1. This statement is submitted with the attached Bid/Proposal.

2. Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid received from a business that certifies that is has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

    a. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
    b. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
    c. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (a).
    d. In the statement specified in subsection (a), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, violation of Chapter 893 or of any controlled substance law of the United States or any state for a violation occurring in the workplace no later than five (5) days after such conviction.
    e. Impose a sanction on or require satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
    f. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

VENDOR'S PRINTED NAME:_____

AUTHORIZED SIGNATURE:_____

MINIMUM INSURANCE REQUIREMENTS

Contractor shall carry the following minimum types and amounts of insurance at its own expense, for the contract period:

A. Prior to the time Contractor is entitled to commence any part of the project, work, or services under this contract, Contractor shall procure, pay for, and maintain at least the following insurance coverages and limits. Said insurance shall be evidenced by delivery to Procurement Services for the City of Tarpon Springs of a Certificate of Insurance executed on a standard ACORD form, listing all coverage and limits, expiration dates and terms of policies, and all endorsements whether or not required by the City. The insurance requirements shall remain in effect throughout the term of this Contract, or any Contract extension.

1) Workers' Compensation limits as required by law; Employers' Liability Insurance of not less than $1,000,000 for each accident.

2) Comprehensive General Liability Insurance including, but not limited to, Independent Contractor, Contractual, Premises/Operations, Products/Completed Operations and Personal Injury covering the liability assumed under indemnification provisions, with limits of liability for personal injury and/or bodily injury, including death, of not less than $1,000,000, each occurrence; and property damage of not less than $200,000, each occurrence. (Combined Single Limits of not less than $2,000,000, each occurrence, will be acceptable unless otherwise stated). Coverage shall be on an occurrence basis, and the policy shall include Broad Form Property Damage coverage, and Fire Legal Liability of not less than $50,000 per occurrence, unless otherwise stated by exception herein.

3) Comprehensive Automobile and Truck liability covering owned, hired, and non-owned vehicles with minimum limits of $1,000,000 each occurrence, and property damage of not less than $200,000 each occurrence. (Combined Single Limits of not less than $500,000, each occurrence, will be acceptable unless otherwise stated). Coverage shall be on an "occurrence basis", such insurance to include coverage for loading and unloading hazards.

4) $500,000 combined single limits, personal injury and/or bodily injury, including death, and property damage liability bodily injury, including death, and property damage liability insurance as an excess of the primary coverage required above.

B. Each Insurance Policy shall include the following conditions by endorsement of the policy:

1) Each policy shall require that thirty (30) days prior to expiration, cancellation, non-renewal, or any material change in coverages or limits, a notice thereof shall be given to the City by certified mail to: City of Tarpon Springs, Procurement Services, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004. Contractor shall also notify City, in a like manner, within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, non-renewal, or material change in coverage received by said Contractor from its insurer; and nothing contained herein shall absolve Contractor of this requirement to provide notice.

2) Companies issuing the insurance policy, or policies, shall have no recourse against City for payment of premiums or assessments for any deductibles which all are at the sole assessments for any deductibles which all are at the sole responsibility and risk of Contractor.
3) The term "CITY" shall include all Authorities, Boards, Commissions, Divisions, Departments, and offices of City and individual members, employees thereof in their official capacities, and/or while acting on behalf of the City.
4) **City of Tarpon Springs shall be endorsed to the required policy or policies as an additional insured or additional named Insured.**
5) The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by City to any such future coverage, or to City's Self-Insured Retentions of whatever nature.

AGREEMENT EXHIBIT CERTIFICATION

The CITY OF Tarpon Springs (City), a municipal corporation with principal offices located at 324 East Pine St, Tarpon Springs FL, 34689, and CONTRACTOR executing this document by and through its authorized agent

The following terms are hereby added to the original Agreement:

1. Scrutinized Companies

By execution of this Agreement, in accordance with the requirements of F.S. 287.135 and F.S. 215.473, Contractor certifies that Contractor is not participating in a boycott of Israel. Contractor further certifies that Contractor is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in Iran Terrorism Sectors List, nor has Contractor been engaged in business operations in Syria. Subject to limited exceptions provided in state law, the City will not contract for the provision of goods or services with any scrutinized company referred to above. In accordance with Section 287.135, Florida Statutes as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local government entity for goods or services of:

1.1. Any amount if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; or

1.2. One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company:

1.2.1. Is on the Scrutinized Companies with Activities in Sudan List of the Scrutinized Companies with Activities in Iran Terrorism Sectors List, created pursuant to Section 215.473, Florida Statutes; or

1.2.2. Is engaged in business operations in Syria.

1.3. Submitting a false certification or being placed on a list created pursuant to Section 215.473, Florida Statutes relating to scrutinized active business operations in Iran after Contractor has submitted a certification, shall be deemed a material breach of contract. The City shall provide notice, in writing, to Contractor of the City's determination concerning the false certification. Contractor shall have five (5) days from receipt of notice to refute the false certification allegation. If such false certification is discovered during the active contract term, Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If Contractor does not demonstrate that the City's determination of false certification was made in error then the City shall have the right to terminate the contract and seek civil remedies pursuant to Section 287.135, Florida Statutes, as amended from time to time.

2. E-Verify

As a condition precedent to entering into this Agreement, and in compliance with Section 448.095, Fla. Stat., Contractor and its subcontractors shall register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021. Contractor shall require each of its subcontractors to provide Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Agreement. City, Contractor, or any subcontractor/subconsultant who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity. City, upon good faith belief that a subcontractor knowingly violated the provisions of this section; but Contractor otherwise complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor. An agreement or contract terminated under the provisions of this section is not a

breach of contract and may not be considered such. Any agreement or contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Contractor acknowledges that upon termination of this Agreement by the City for a violation of this section by Contractor, Contractor may not be awarded a public contract for at least one (1) year. Contractor further acknowledges that Contractor is liable for any additional costs incurred by the City as a result of termination of any contract for a violation of this section. Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

ATTEST	Company Name
Signature of Corporate Secretary	Signature
Type/Print Name of Corporate Secy.	Type/Print Name
Date	Date

(CORPORATE SEAL)

Affidavit of Compliance with Anti-Human Trafficking Laws

In accordance with section 787.06 (13), Florida Statutes, the undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury that:

1. Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking".

The undersigned is authorized to execute this affidavit on behalf of Entity.
Date: _____, 20___ Signed: _____

Entity: _____ Name: _____

Title: _____

Affidavit of Compliance with Foreign Entity Laws

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Entity is not owned by the government of a foreign country of concern as defined in Section 287.138, Florida Statutes. (Source: § 287.138(2)(a), Florida Statutes)
2. The government of a foreign country of concern does not have a controlling interest in Entity. (Source: § 287.138(2)(b), Florida Statutes)
3. Entity is not organized under the laws of and does not have a principal place of business in a foreign country of concern. (Source: § 287.138(2)(c), Florida Statutes)
4. Entity is not owned or controlled by the government of a foreign country of concern, as defined in Section 692.201, Florida Statutes. (Source: § 288.007(2), Florida Statutes)
5. Entity is not a partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, as defined in Section 692.201, Florida Statutes, or a subsidiary of such entity. (Source: § 288.007(2), Florida Statutes)
6. Entity is not a foreign principal, as defined in Section 692.201, Florida Statutes. (Source: § 692.202(5)(a)(1), Florida Statutes)
7. Entity is in compliance with all applicable requirements of Sections 692.202, 692.203, and 692.204, Florida Statutes.
8. (Only applicable if purchasing real property) Entity is not a foreign principal prohibited from purchasing the subject real property. Entity is either (a) not a person or entity described in Section 692.204(1)(a), Florida Statutes, or (b) authorized under Section 692.204(2), Florida Statutes, to purchase the subject property. Entity is in compliance with the requirements of Section 692.204, Florida Statutes. (Source: §§ 692.203(6)(a), 692.204(6)(a), Florida Statutes)
9. The undersigned is authorized to execute this affidavit on behalf of Entity.

Date: _____ _____, 20__
Signed: _____
Entity: _____
Name: _____
Title: _____

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST

Respondent Vendor Name:

Proposer/Contractor FEIN:

_____

Proposer/Contractor's Authorized Representative Name and Title:

_____

Address:

_____

City: _____ State: _____ Zip: _____

Phone Number:

_____

Email Address:

_____

Section 287.135 (Current Edition), Florida Statutes, prohibits agencies from contracting with companies for goods or services of $1,000,000.00 or more that are on either the Scrutinized Companies with Activities in Sudan list, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector lists which are created pursuant to s. 25.473 Florida Statute (Current Edition), or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 Florida Statute (Current Edition), or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to s. 287.135 Florida Statute (Current Edition), the submission of a false certification may subject company to civil penalties, attorney's costs, and/or other costs and does not have business operations in Cuba or Syria.

Certified by:

_____

Who is authorized to sign on behalf of the above-referenced company.

Print Name and Title:

_____

Date:

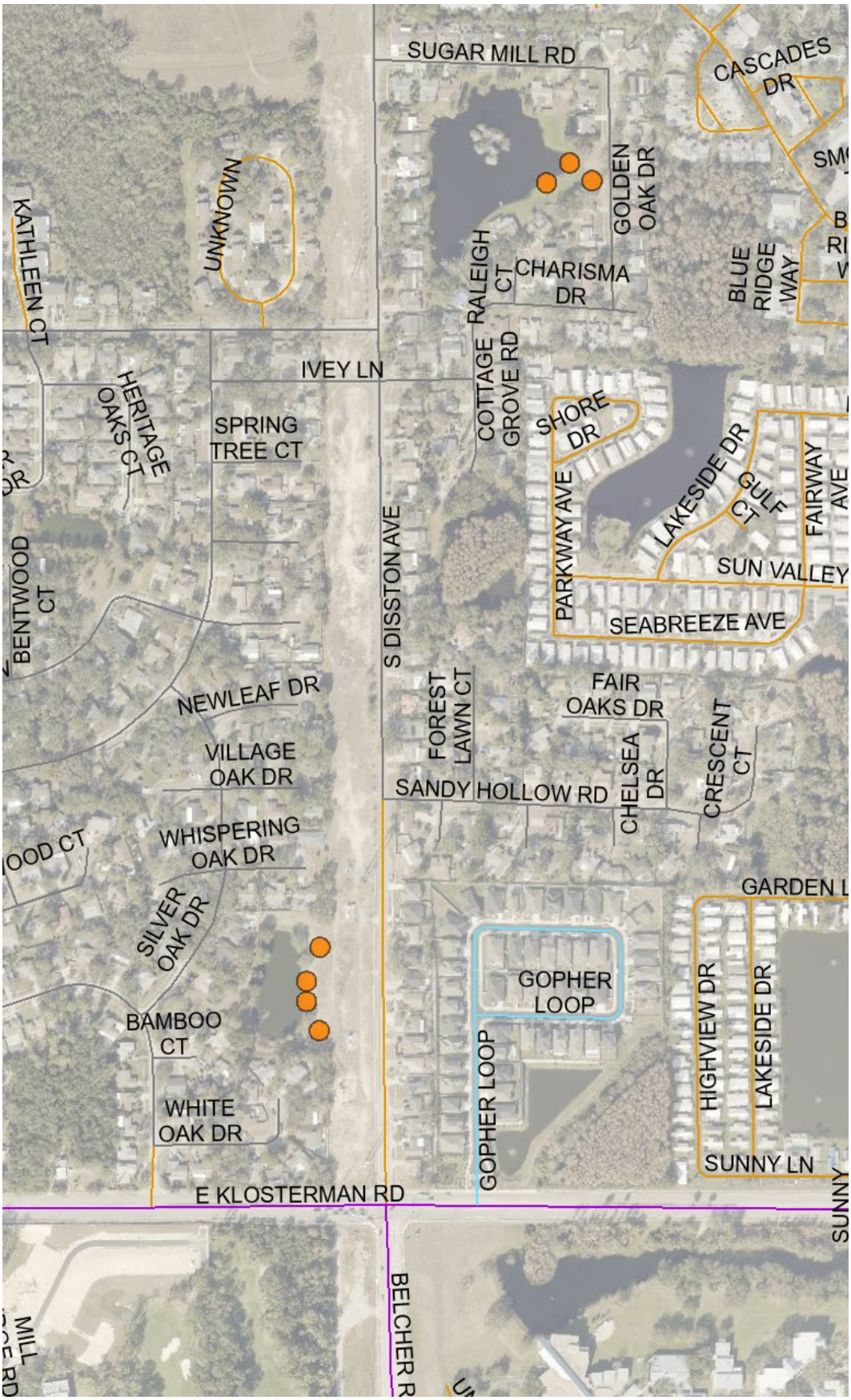
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Proposed Planting Locations




W ORANGE ST
N PINELLAS AVE
W TARPON AVE
BEEKMAN LN
W COURT ST
FEDERAL PL
S SPRING BLVD
W LEMON ST
BAY ST
BATH ST
W BOYER ST
PINEAPPLE ST
SHADDOCK ST
W LIME ST
BANANA ST
S PINELLAS AVE
KIWI ST
BAYOU VILLAGE DR
W OAKWOOD ST
W MARTIN LUTHER KING JR DR
MANATEE LN
W MORGAN ST


MANATEE LN
WHITCOMB BLVD
LANSDEN CT
MOORINGS COVE DR
CAROLINA AVE
MARGO ST
BAYOU AVE
VIRGINIA AVE
CALLISTA CAY LOOP
MERES BLVD
COMPASS CIR
OAK CIR
GREEN DOLPHIN ST
GREEN DOLPHIN CIR
OAK CIR


SUGAR MILL RD
CASCADES DR
GOLDEN OAK DR
UNKNOWN
KATHLEEN CT
RALEIGH CT
CHARISMA DR
BLUE RIDGE WAY
IVEY LN
COTTAGE GROVE RD
HERITAGE OAKS CT
SPRING TREE CT
SHORE DR
LAKESIDE DR
GULF CT
FAIRWAY AVE
PARKWAY AVE
SUN VALLEY
SEABREEZE AVE
BENTWOOD CT
S DISSTON AVE
NEWLEAF DR
FOREST LAWN CT
FAIR OAKS DR
CRESCENT CT
CHELSEA DR
VILLAGE OAK DR
SANDY HOLLOW RD
WHISPERING OAK DR
SILVER OAK DR
GARDEN L
GOPHER LOOP
HIGHVIEW DR
LAKESIDE DR
BAMBOO CT
WHITE OAK DR
SUNNY LN
E KLOSTERMAN RD
BELCHER R


LUCILLE DR
RIVERSIDE DR
RIVER CT
N FLORIDA AVE
WIDEVIEW AVE
W BAYSHORE DR
DESOTO WAY
CAJEPUT WAY
CAJEPUT LOOP
E TESSIER DR
ANCLOTE DR
LOQUAT DR
SUNSET DR
UNKNOWN
DESOTO AVE
CASTLE T


N HIGHLAND AVE
KEYSTONE RD
LEXINGTON PL
RICHARD ERVIN PKWY
WATERBERRY DR
LAKESIDE DR
OVERLOOK DR
TWIN LAKES LN
SAILFISH DR
LUSE LN

City of Tarpon Springs, Florida

Human Resources Dept.
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 938-3711

Memorandum

To:	Mayor and Board of Commissioners
Through:	Charles Rudd, City Manager
From:	Tabatha Adkins, Human Resources Director
Date:	April 27, 2026
Subject:	Reclassification of HR Specialist to Assistant HR Director

Recommendation

Authorize reclassification of the HR Specialist position to that of an Assistant HR Director position effective immediately. This will change the position from Pay Grade 215 to Pay Grade 223 with an approximate budget impact for FY26 of $8,000 to $10,000. This will not increase the FTE within the Human Resources department.

Background

As part of the FY2026 Pay Plan, the position of Assistant Human Resources Director was formally established and included in the City's Classification Plan. At that time, as a newly appointed Director, I made the strategic decision to first assess departmental operations, identify opportunities for improvement, and gain an understanding of organizational needs before requesting this position.

Recently, a vacancy occurred within the department due to the promotion of an HR Specialist to another department. This presents a timely and cost-effective opportunity to reclassify the position to better align with the evolving needs of the organization without increasing staffing levels.

Over the past year, it has become clear that the scope and complexity of Human Resources functions continue to expand. The department is responsible for critical areas including regulatory compliance, employee benefits administration, recruitment and retention, organizational development, and fostering a positive workplace culture. These responsibilities require additional leadership, planning, and operational oversight.

Rationale and Organizational Benefits

My vision for the City of Tarpon Springs is that we once again become a desired employer not only for our pay and benefits but for our culture, leadership and communication. Reclassifying this position to an Assistant Human Resources Director will provide significant value to both the department and the City as a whole:

- **Strengthened Leadership Capacity:** Establishes a second-in-command to support departmental strategy, decision-making, and continuity of operations
- **Enhanced Compliance Oversight:** Supports the increasing demands of state and federal employment regulations, reducing risk and ensuring best practices
- **Improved Efficiency and Innovation:** Allows for greater focus on process improvements, modernization efforts, and implementation of new HR technologies
- **Employee Experience and Retention:** Expands the department's ability to enhance benefits, wellness initiatives, training, and organizational culture—key drivers in recruitment and retention
- **Succession Planning and Organizational Stability:** Creates a leadership pipeline and ensures continuity in critical HR functions

The intent is to recruit a highly qualified HR professional with substantial experience in compliance, employee benefits, and organizational development, who will serve as a strategic partner in advancing the City's workforce initiatives.

Strategic Alignment and Future Planning
This reclassification also supports a broader organizational goal of aligning payroll functions under the Human Resources Department in the upcoming fiscal year. Many municipalities operate under this model, which promotes improved communication, streamlined processes, and greater accountability in employee compensation and timekeeping.

Currently, payroll and timekeeping functions are not fully aligned within either Finance or Human Resources. Transitioning these functions into HR will enhance operational efficiency and service delivery. This reclassification represents a proactive step toward that long-term vision without the immediate budget impact of adding a new position.

Conclusion
This request reflects a thoughtful and strategic use of existing resources to strengthen the Human Resources Department's ability to support the City's workforce and organizational goals. By investing in leadership capacity now, the City itself for improved efficiency, compliance, and employee satisfaction moving forward.

Funding
General Employee Salaries and Human Resources Departmental Budget

Memorandum

Date: May 12, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Extend File No. 240067-C-AS, Water Meters and Associated Parts **(Tom Kiger Public Services Director, Ray Page Utilities Superintendent, Darryl Vaci Water Division Manager, Heather Estright Water Conveyance Supervisor, Janina Lewis Procurement Services Director)**

Recommendation

Extend File No. 240067-C-AS, Water Meters and Associated Parts, utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment with Ferguson Enterprises, LLC, d/b/a Ferguson Waterworks (Ferguson), effective May 9, 2026 through June 12, 2026. Furthermore, renew the subject contract with Ferguson for a two (2) year period effective June 13, 2026 through June 12, 2028, in an estimated annual amount not to exceed $600,000, for the Public Services Department – Water Conveyance, Utility Billing, and Meter Repair Divisions. Purchase orders will only be issued against approved budgets.

Background

On February 6, 2024, the BOC awarded the subject contract (240067-C-AS). On November 19, 2024, the BOC increased the contract. On July 08, 2025, the BOC increased the contract. On April 29, 2026, Hernando County executed its 2-year renewal, effective June 13, 2026 through June 12, 2028. The City currently maintains over 11,000 water meters, including meters servicing potable water, potable irrigation, and reclaimed water services. Continuous supply of parts for new installations and infrastructure repairs to the distribution systems in a timely manner are imperative to a successful water distribution system and maintenance. Contract File No. 240067-C-AS expired May 8, 2026. Approval of this extension request through Hernando County's remaining contract term expiring June 12, 2026, and subsequent 2-year renewal effective June 13, 2026 through June 12, 2028, will allow the City to continue to purchase as-needed meters and associated parts for repairs and metering needs for new construction. Staff are reducing the previous annual contract authorization of $700,000 to $600,000 to reflect the likely reduction in needed repairs as aging meters will be rapidly replaced (see attached memo).

Funding

FY26 budget; Meter Reader account no. 402-0333-536.4600, Water-Sewer (W-S) Combination Services/Repairs & Maintenance, Water Distribution account no. 402-4303-536.4600, W-S Combination Services/Repairs & Maintenance, and Meter Repair account no. 402-4304-536.4600 W-S Combination Services/Repairs & Maintenance

Strategic Plan Objective

N/A

Public Services Department

Memorandum

Date: May 4, 2026

To: Janina Lewis, Procurement Services Director

Through: R. Thomas Kiger, Public Services Director TK
Raymond Page, Utilities Superintendent

From: Darryl Vaci, Water Division Manager
Heather Estright, Water Conveyance Supervisor

Subject: Authorize the Extension and Renewal of Contract File No. 240067-C-AS, Water Meters and Associated Parts, Utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment

Recommendation

Authorize to extend Contract File No 240067-C-AS, Water Meters and Associated Parts, utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment, with Ferguson Enterprises, LLC, d/b/a Ferguson Waterworks (Ferguson), effective May 9, 2026 through June 12, 2026, and furthermore, renew the contract for a two (2) year period, effective June 13, 2026 through June 12, 2028, in an estimated annual amount not to exceed $600,000, for the purchase of as needed water meters of various sizes, installation parts, and water line repair parts.

Background

The City currently maintains over 11,000 water meters, including meters servicing Potable Water, Potable Irrigation, and Reclaimed Water services. Continuous supply of parts for new installations and infrastructure repairs to the distribution systems in a timely manner are imperative to successful water distribution system operation and maintenance.

To maintain a minimum number of repair parts and associated inventory, staff has standardized to Neptune Technologies water meters. Ferguson Waterworks is the local distributor for meters and parts, and items are ordered on an as-needed basis.

The City's current contract with Ferguson Waterworks expires May 8, 2026. This will extend the current contract through June 12, 2026 which is the end date of the current Hernando County contract and renew the contract until June 12, 2028 to match the 2-year renewal executed by Hernando County in an estimated total amount not to exceed $600,000 per year. Annual expenses for this contract have ranged from $400,000 to $550,000 per year. These costs are primarily driven by as-needed repair needs, and metering needs for new construction. Staff are reducing this

contract from $700,000 to $600,000 to reflect the likely reduction in as-needed repairs as aging meters are rapidly replaced.

Funding

Funds have been budgeted in the 2026 Fiscal Budget in Meter Reader Account 402-0333-536.4600, Water-Sewer (W-S) Combination Services/Repairs & Maintenance, Water Distribution Account 402-4303-536.4600, W-S Combination Services/Repairs & Maintenance, and Meter Repair Account 402-4304-536.4600 W-S Combination Services/Repairs & Maintenance.

PROCUREMENT DEPARTMENT

15470 FLIGHT PATH DRIVE ◆ BROOKSVILLE, FLORIDA 34604
P 352.754.4020 ◆ F 352.754.4199 ◆ W www.HernandoCounty.us

AMENDMENT NO. FOUR (4)

TO

CONTRACT NO. 23-TS00194

FOR

RADIO READ METERS & ASSOCIATED EQUIPMENT

The following changes are hereby made a part of the Contract Documents for the **CONTRACT NO. 23-TS00194 – RADIO READ METERS & ASSOCIATED EQUIPMENT**, located in Hernando County, as fully and completely as if the same were fully set forth therein.

1. Effective 6/13/2026, Exhibit A Pricing Proposal from Amendment 3 of the Contract is removed in its entirety and replaced with the attached Exhibit A Pricing Proposal.

2. All other terms and conditions shall remain the same.

FERGUSON ENTERPRISES

4/22/2026

Tyler Stargel Date
Outside Sales – Meter & Automation
Florida Gulf Coast

HERNANDO COUNTY BOCC

4/29/26

Carla Rossiter-Smith MSM, PNP, GPC Date
Chief Procurement Officer

Hernando County - Contract 23-TS00194
Amendment #4

Part Number	Item Description	Unit Price	5% Surcharge	Adjusted Unit Price
ED2B31RPWG11S3098	5/8"x3/4" T10 PB Meter W/ProCoder R900i V4 Gallon Register	$ 231.00	$ 11.55	$ 242.55
ED2B31RPNG11SG116	5/8"x3/4" T10 PB Meter W/ProCoder R900i Multi-Carrier Cellular & Pit Lid Antenna	$ 290.00	$ 14.50	$ 304.50
ED2D21RPWG11S3098	3/4" T10 BB Meter W/ProCoder R900i V4 Gallon Register	$ 275.00	$ 13.75	$ 288.75
ED2D21RPNG11SG116	3/4" T10 BB Meter W/ProCoder R900i Multi-Carrier Cellular & Pit Lid Antenna	$ 335.00	$ 16.75	$ 351.75
ED2F21RPWG11S3098	1" T10 BB Meter W/ProCoder R900i V4 Gallon Register	$ 378.00	$ 18.90	$ 396.90
ED2F21RPNG11SG116	1" T10 BB Meter W/ProCoder R900i Multi-Carrier Cellular & Pit Lid Antenna	$ 438.00	$ 21.90	$ 459.90
ED2H21RPWG11S3098	1 1/2" T10 Meter W/ProCoder R900i V4 Gallon Register	$ 685.00	$ 34.25	$ 719.25
ED2H21RPFG11SG116	1 1/2" T10 Meter W/ProCoder R900i FirstNet Cellular & Pit Lid Antenna	$ 745.00	$ 37.25	$ 782.25
ED2J21RPWG11S3098	2" T10 Meter W/ProCoder R900i V4 Gallon Register	$ 870.00	$ 43.50	$ 913.50
ED2J21RPWG11SG116	2" T10 Meter W/ProCoder R900i FirstNet Cellular & Pit Lid Antenna	$ 930.00	$ 46.50	$ 976.50
EU1B1G1B1ASG106	5/8"x3/4" Mach 10 Meter W/ 3' NQL	$ 201.00	$ 10.05	$ 211.05
EU1B2G1B1AS3098	5/8"x3/4" Mach 10 Meter W/ R900i V4 Gallon Register	$ 324.00	$ 16.20	$ 340.20
EU1D1G1B1ASG106	3/4" Mach 10 Meter W/ 3' NQL	$ 243.00	$ 12.15	$ 255.15
EU1D2G1B1AS3098	3/4" Mach 10 Meter W/ R900i V4 Gallon Register	$ 355.00	$ 17.75	$ 372.75
EU1F1G1B1ASG106	1" Mach 10 Meter W/ 3' NQL	$ 280.00	$ 14.00	$ 294.00
EU1F2G1B1AS3098	1" Mach 10 Meter W/ R900i V4 Gallon Register	$ 435.00	$ 21.75	$ 456.75
EU2A1G1SG106	1 1/2" Mach 10 Meter W/ 3' NQL	$ 880.00	$ 44.00	$ 924.00
EU2A2G1S3098	1 1/2" Mach 10 Meter W/ R900i V4 Gallon Register	$ 945.00	$ 47.25	$ 992.25
EU2E1G1SG106	2" Mach 10 Meter W/ 3' NQL	$ 985.00	$ 49.25	$ 1,034.25
EU2E2G1S3098	2" Mach 10 Meter W/ R900i V4 Gallon Register	$ 1,050.00	$ 52.50	$ 1,102.50
EU3B1G1SG106	3" Mach 10 Meter W/ 3' NQL	$ 3,250.00	$ 162.50	$ 3,412.50
EU3B2G1S3098	3" Mach 10 Meter W/ R900i V4 Gallon Register	$ 3,315.00	$ 165.75	$ 3,480.75
EU3G1G1SG106	UME 3" Mach 10 Meter W/ 3' NQL	$ 2,330.00	$ 116.50	$ 2,446.50
EU3G2G1	UME 3" Mach 10 Meter W/R900i V4 Gallon Register	$ 2,570.00	$ 128.50	$ 2,698.50

EU3D1G1SG106	4" Mach 10 Meter W/ 3' NQL	$ 3,980.00	$ 199.00	$ 4,179.00
EU3D2G1S3098	4" Mach 10 Meter W/ R900i V4 Gallon Register	$ 4,045.00	$ 202.25	$ 4,247.25
EU3H1G1SG106	UME 4" Mach 10 Meter W/ 3' NQL	$ 3,110.00	$ 155.50	$ 3,265.50
EU3H2G1	UME 4" Mach 10 Meter W/R900i V4 Gallon Register	$ 3,345.00	$ 167.25	$ 3,512.25
EU3F1G1SG106	6" Mach 10 Meter W/ 3' NQL	$ 6,760.00	$ 338.00	$ 7,098.00
EU3F2G1S3098	6" Mach 10 Meter W/ R900i V4 Gallon Register	$ 6,825.00	$ 341.25	$ 7,166.25
EU3J1J1SG106	UME 6" Mach 10 Meter W/ 3' NQL	$ 4,650.00	$ 232.50	$ 4,882.50
EU3J2J1	UME 6" Mach 10 Meter W/R900i V4 Gallon Register	$ 4,890.00	$ 244.50	$ 5,134.50
EU4A1G1SG106	8" Mach 10 Meter W/ 3' NQL	$ 11,230.00	$ 561.50	$ 11,791.50
EU4A2G1S3098	8" Mach 10 Meter W/ R900i V4 Gallon Register	$ 11,295.00	$ 564.75	$ 11,859.75
EU4G1G1SG106	UME 8" Mach 10 Meter W/ 3' NQL	$ 6,200.00	$ 310.00	$ 6,510.00
EU4G2G1	UME 8" Mach 10 Meter W/R900i V4 Gallon Register	$ 6,450.00	$ 322.50	$ 6,772.50
EU4B1G1SG106	10" Mach 10 Meter W/ 3' NQL	$ 13,950.00	$ 697.50	$ 14,647.50
EU4B2G1S3098	10" Mach 10 Meter W/ R900i V4 Gallon Register	$ 14,025.00	$ 701.25	$ 14,726.25
EU4H1G1SG106	UME 10" Mach 10 Meter W/ 3' NQL	$ 7,750.00	$ 387.50	$ 8,137.50
EU4H2G1	UME 10" Mach 10 Meter W/R900i V4 Gallon Register	$ 8,010.00	$ 400.50	$ 8,410.50
EU4C1G1SG106	12" Mach 10 Meter W/ 3' NQL	$ 16,075.00	$ 803.75	$ 16,878.75
EU4C2G1S3098	12" Mach 10 Meter W/ R900i V4 Gallon Register	$ 16,160.00	$ 808.00	$ 16,968.00
EU4J1G1SG106	UME 12" Mach 10 Meter W/ 3' NQL	$ 9,300.00	$ 465.00	$ 9,765.00
EU4J2G1	UME 12" Mach 10 Meter W/R900i V4 Gallon Register	$ 9,550.00	$ 477.50	$ 10,027.50
ET2BR8G1	3" Fire Hydrant Meter Assy. W/Direct Read Gallon Register, Connections, & Gate Valve	$ 2,330.00	$ 116.50	$ 2,446.50
DM5B31	5/8"x3/4" Bare Meter	$ 67.50	$ 3.38	$ 70.88
DM2D21	3/4" SL Bare Meter	$ 124.00	$ 6.20	$ 130.20
DM2F21	1" Bare Meter	$ 206.00	$ 10.30	$ 216.30
DM2H21SB16	1 1/2" Screw End Bare Meter	$ 565.00	$ 28.25	$ 593.25
DM2J21SB16	2" Screw End Bare Meter	$ 670.00	$ 33.50	$ 703.50
RPWXGXX	ProCoder R900i V4 Register, Any Model	$ 193.00	$ 9.65	$ 202.65
RPNXGXXSG116	ProCoder R900i Register W/Multi-Carrier Cellular & Pit Lid Antenna	$ 232.00	$ 11.60	$ 243.60

15375-330	R900 Wall MIU W/Multi-Carrier Cellular	$ 165.00	$ 8.25	$ 173.25
15374-330	R900 Pit MIU W/Multi-Carrier Cellular, Internal Antenna, 3' NQL	$ 171.00	$ 8.55	$ 179.55
13749-200	R900 Pit Lid Antenna - 6'	$ 40.00	$ 2.00	$ 42.00
13749-300	R900 Pit Lid Antenna - 20'	$ 59.00	$ 2.95	$ 61.95
13984-200	R900 Cellular Pit Lid Antenna - 6'	$ 57.00	$ 2.85	$ 59.85
13984-100	R900 Cellular Offset Pit Lid Antenna - 2'	$ 47.00	$ 2.35	$ 49.35
13302-100	R900 Belt Clip Transceiver v3.0	$ 6,200.00	$ 310.00	$ 6,510.00
13655-300	MRX920v4 Mobile Data Collector	$ 14,100.00	$ 705.00	$ 14,805.00
13458-100	R900 Gateway V4 Fixed Network Data Collector - Ethernet	$ 11,845.00	$ 592.25	$ 12,437.25
13458-000	R900 Gateway V4 Fixed Network Data Collector - Cellular Modem	$ 11,845.00	$ 592.25	$ 12,437.25
13068-200	R900 Gateway 150W Solar Panel Assembly	$ 6,386.00	$ 319.30	$ 6,705.30
13070-100	R900 Gateway UPS Outdoor Power System Assembly	$ 4,120.00	$ 206.00	$ 4,326.00
13146-100	R900 Gateway Antenna	$ 515.00	$ 25.75	$ 540.75
	Neptune 360 SaaS Platform (AMR) Annual Subscription			
14099-109	Connected Endpoints greater than 100,000, per meter-per year	$ 0.57		
	Neptune 360 SaaS Platform (AMI) Annual Subscription			
14099-119	Connected Endpoints greater than 100,000, per meter-per year	$ 1.26		
	Neptune 360 SaaS Platform + FirstNet Cellular Data Plan Annual Subscription			
13980-309	Connected Endpoints greater than 100,000, per meter-per year	$ 6.05		
14099-001	Neptune 360 Set-Up Fee	$ -		
	Neptune 360 On-Site Training (Ferguson supplied)	$ -		

PROCUREMENT DEPARTMENT

15470 FLIGHT PATH DRIVE ◆ BROOKSVILLE, FLORIDA 34604
P 352.754.4020 ◆ F 352.754.4199 ◆ W www.HernandoCounty.us

March 4, 2026

(via email: craig.pearce@ferguson.com)
Attn: Mr. Craig Pearce
Ferguson Enterprises LLC
8008 E Sligh Ave
Tampa, FL 33610

RE: Renewal of Contract No. 23-TS00194 – Radio Read Meters & Associated Equipment

Dear Mr. Pearce,

Please be advised that Contract No. 23-TS00194 for Radio Read Meters & Associated Equipment, paragraph 4.1.C. Renewal Option (Unilateral) allows Hernando County to unilaterally renew the contract for two (2) additional one (1) year periods at the same prices, terms, and conditions. The County intends to exercise its option to renew the Contract for both additional one-year periods simultaneously, under the same terms, conditions, and pricing as stated in the contract.

For your convenience, below is the entire paragraph:

> ***Renewal Option (Unilateral):*** *At the sole option of the County, through the Board of County Commissioners or Chief Procurement Officer or Designee, this Contract may be unilaterally renewed, for two (2) additional one (1) year periods at the same prices, terms, and conditions. The County alone will determine whether or not this renewal option will be exercised based on its convenience and its best interest. The County will notify the Vendor/Contractor, in writing, no later than thirty (30) days prior to expiration of its decision to exercise this Contract renewal option and/or options. Any request by the Vendor/Contractor for consideration of a price adjustment must be submitted in writing to the County at the time of County notice of its decision to exercise Contract renewal (this provision), and the Vendor/Contractor must provide written evidence based on increased costs to the Vendor/Contractor. Documentation of these increases must be furnished to the County upon request. Any price adjustment (increase or decrease) approved by the County shall impose upon the Vendor/Contractor the requirement to advise and extend to the County price reductions when costs similarly decrease.*

Therefore, it is the desire of Hernando County to renew the above referenced Contract with your firm at the current pricing and with the same terms and conditions for the renewal period. The effective date of the renewal term is from June 13, 2026, through June 12, 20208.

Thank you for your continued interest in serving the needs of Hernando County. If you have any questions regarding this contract, please contact Mary Pagillo, Hernando County Procurement at (352) 754-4020.

Sincerely,

Fran Hallet

Fran Hallet
Procurement Manager, Purchasing & P-Cards

15470 FLIGHT PATH DRIVE ◆ BROOKSVILLE, FLORIDA 34604
P 352.754.4020 ◆ F 352.754.4199 ◆ W www.HernandoCounty.us

FH/mp

pc via email: Samuel Feliciano – Material and Supply Coordinator
Grace Sheppard – Chief Financial Officer
Katrina Tejera – Operations Assistant

cc: Finance
Clerk of the Court
Contract File No. 23-TS00194

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director JL

FROM: Anela Saday, CPPB, NIGP-CPP, Senior Procurement Analyst AS

DATE: 07/08/2025

SUBJECT: Increase File No. 240067-C-AS, Water Meters and Associated Parts, Utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment

RECOMMENDATION:

Increase File No. 240067-C-AS, Water Meters and Associated Parts, utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment with Ferguson Enterprises, LLC, d/b/a Ferguson Waterworks (Ferguson), effective through May 8, 2026, in an estimated amount not to exceed $700,000, an increase of $350,000, for the Utility Billing, Water Distribution, and Meter Repair Divisions. Purchase orders will only be issued against approved budgets.

BACKGROUND:

On February 6, 2024, the BOC awarded the subject contract. On November 19, 2024, the BOC increased the contract. To date, expenditure is $339,835.25 of the $350,000 annual authorization. The City currently maintains over 11,000 water meters, including potable water, potable irrigation, and reclaimed water meters. The purpose of this contract is to maintain a continuous supply of parts for new installations and infrastructure repairs to the distribution systems, which is imperative for successful water distribution operation and maintenance. To maintain a minimum number of repair parts and pump inventory, staff standardized to Neptune Technologies water meters. Ferguson is the local distributor for Neptune water meters and parts. The purpose of this request is primarily due to increased replacement and repairs to finish out the remainder of the contract period. The City's Water Utilities increased the budget to accelerate its meter replacement program over the past two years to ensure proper accounting and utility billing.

Sustained damage to water service lines from the 2024 hurricanes also increased contract utilization (see attached memo). Items are ordered on an as-needed basis.

FUNDING: FY25 budget water and sewer enterprise fund account nos. 402-0333-536.4600 Meter Reader; 402-4303-536.4600 Water Distribution, and 402-4304-536.6300 Meter Repair Maintenance

Accepted by: _____ Attest _____
City Manager City Clerk

Public Services Department

Memorandum

Date: June 25, 2025

To: Janina Lewis, Procurement Services Director

Through: R. Thomas Kiger, Public Services Director
LaTishia Smith, Public Services Assistant Director
Raymond Page, Utilities Superintendent

From: Heather Estright, Water Conveyance Supervisor

Subject: Authorize to increase Contract File No. 240067-C-AS, for purchase of water meters and associated parts utilizing Hernando County Contract 23-TSOO 194/GL

Recommendation

Authorize an increase to Contract File No. 23-TS00194/GL with Ferguson Waterworks, in the amount of $350,000, through May 8, 2026 for as needed purchases including, but not limited to water meters of varying sizes, installation parts, and waterline repair parts with Ferguson Enterprises, LLC d/b/a Ferguson Waterworks, for the Utility Billing, Water Distribution and Meter Repair Departments.

Background

The City currently maintains over 11,000 water meters including Potable Water, Potable Irrigation and Reclaimed Water meters. Continuous supply of parts for new installations and infrastructure repairs to the distribution systems in a timely manner are imperative to successful water distribution system operation and maintenance.

To maintain a minimum number of repair parts and pump inventory, staff has standardized to Neptune Technologies water meters. Ferguson Waterworks is the local distributor for meters and parts, and items are ordered on an as-needed basis.

This authorization increase is primarily related to an increased level of funding for meter replacement and repair. Utility management has increased the budget for meter replacement to accelerate the meter replacement program over the last two years, in order to ensure proper accounting and billing of water use. Small scale damage to water service lines as a result of the hurricanes has also increased the use of this contract for as-needed repairs.

Funding

Funds for these purchases are budgeted in FY25 water and sewer enterprise fund accounts: Meter Reader 402-0333.536.4600, Water Distribution 402-4303.536.4600 and Meter Repair Maintenance 402-4304.536.6300.

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director

FROM: Anela Saday, CPPB, NIGP-CPP, Senior Procurement Analyst

DATE: 11/19/2024

SUBJECT: Increase File No. 240067-C-AS, Water Meters and Associated Parts, Utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment

RECOMMENDATION:

Increase File No. 240067-C-AS, Water Meters and Associated Parts, utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment with Ferguson Enterprises, LLC, d/b/a Ferguson Waterworks, effective through May 8, 2026, from $250,000 to an estimated annual amount not to exceed $350,000, an increase of $100,000, for the Utility Billing, Water Distribution, and Meter Repair Divisions.

BACKGROUND:

On February 6, 2024, the BOC awarded the subject Contract. The City maintains over 11,000 water meters, including potable water, potable irrigation, and reclaimed water meters. Continuous supply of parts for new installations and infrastructure repairs to the distribution systems in a timely manner are imperative for successful water distribution operation and maintenance. To maintain a minimum number of repair parts and pump inventory, staff standardized to Neptune Technologies water meters. Neptune transferred their distribution to Ferguson Enterprises, LLC d/b/a Ferguson Waterworks (see attached memo). The requested increase is needed to maintain a sufficient supply of water meters fand associated parts for as needed repairs, replacements, and new installations. Items are ordered on an as needed basis.

FUNDING: FY25 budget water and sewer enterprise fund account nos. 403-0333-536-4600 Meter Reader; 402-4303-536-4600 Water Distribution, and 402-4304-536.6300 Meter Repair Maintenance

Accepted by: _____ Attest _____

City Manager

City Clerk

Public Services Department

Memorandum

Date: November 12, 2024

To: Janina Lewis, Procurement Services Director

Through: R. Thomas Kiger, Public Services Director (TK)
Raymond Page, Utilities Superintendent

From: Heather Freundel, Water Conveyance Supervisor

Subject: Authorize to increase Contract File No. 240067-C-AS, for purchase of water meters and associated parts utilizing Hernando County Contract 23-TS00194/GL

Recommendation

Authorize an increase to Contract File No. 23-TS00194/GL with Ferguson Waterworks, in the amount of $100,000, from $250,000 to an estimated annual amount not to exceed $350,000, through May 8, 2026 for as needed purchases including, but not limited to water meters of varying sizes, installation parts, and waterline repair parts with Ferguson Enterprises, LLC d/b/a Ferguson Waterworks, for the Utility Billing, Water Distribution and Meter Repair Departments.

Background

The City currently maintains over 11,000 water meters including Potable Water, Potable Irrigation and Reclaimed Water meters. Continuous supply of parts for new installations and infrastructure repairs to the distribution systems in a timely manner are imperative to successful water distribution system operation and maintenance.

To maintain a minimum number of repair parts and pump inventory, staff has standardized to Neptune Technologies water meters. Ferguson Waterworks is the local distributor for meters and parts, and items are ordered on an as-needed basis.

This authorization increase is primarily related to an increased level of funding for meter replacement and repair. Utility management has increased the budget for meter replacement to accelerate the meter replacement program over the last two years, in order to ensure proper accounting and billing of water use. Small scale damage to water service lines as a result of the hurricanes has also increased the use of this contract for as-needed repairs.

Funding

Funds for these purchases are budgeted in FY25 water and sewer enterprise fund accounts: Meter Reader 402-0333.536.4600, Water Distribution 402-4303.536.4600 and Meter Repair Maintenance 402-4304.536.6300.

CITY OF TARPON SPRINGS, FL
Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

Thru: Janina Lewis, CPPO, CPP-NIGP, Procurement Services Director

FROM: Anela Saday, CPPB, NIGP-CPP, Senior Procurement Analyst

DATE: 02/06/2024

SUBJECT: Award File No. 240067-C-AS, Water Meters and Associated Parts, Utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment

RECOMMENDATION:

Award File No. 240067-C-AS, Water Meters and Associated Parts, utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment to Ferguson Enterprises, LLC, d/b/a Ferguson Waterworks effective from the date of award through May 8, 2026, in an estimated annual amount not to exceed $250,000, for the Utility Billing, Water Distribution, and Meter Repair Divisions.

BACKGROUND:

The city currently maintains over 11,000 water meters, including potable water, potable irrigation, and reclaimed water meters. The purpose of this contract is to furnish and deliver as needed and ongoing water meters and associated parts for new installations and infrastructure repairs to the City's water distribution systems (see attached memo). To maintain a minimum number of repair parts and pump inventory, staff standardized to Neptune Technologies (Neptune) water meters. Neptune has transferred its distribution to Ferguson Waterworks.

This contract has two (2) annual renewal options available.

FUNDING: Water and sewer enterprise fund accounts: Meter Reader - 402-0333-536; Water Distribution – 402-4303-536; Meter Repair Maintenance – 402-4304-536

Accepted by: _____
City Manager

Attest: _____
City Clerk

Public Services Department

Memorandum

Date: February 6, 2024

To: Janina Lewis, Procurement Director

Through: Paul Smith, Public Services Director PS

From: Raymond Page, Utilities Superintendent
Heather Fruendel, Water Conveyance Supervisor

Subject: Authorize the purchase of water meters and associated parts utilizing Hernando County Contract No. 23-TS00194/GL

Recommendation

Authorize as needed purchases including, but not limited to water meters of varying sizes, installation parts, and waterline repair parts with Ferguson Enterprises, LLC d/b/a Ferguson Waterworks, utilizing Hernando County Contract No. 23-TS00194/GL, for a period through May 8, 2026, in an annual amount not to exceed $250,000.00, for the Utility Billing, Water Distribution and Meter Repair Departments.

Background

The City currently maintains over 11,000 water meters including Potable water, Potable Irrigation and Reclaimed Water meters. Continuous supply of parts for new installations and infrastructure repairs to the distribution systems in a timely manner are imperative to successful water distribution system operation and maintenance.

To maintain a minimum number of repair parts and pump inventory, staff has standardized to Neptune Technologies water meters. Neptune has transferred their distribution over to Ferguson Waterworks. Items are ordered on an as-needed basis.

Funding

Funds for these purchases are budgeted in water and sewer enterprise fund accounts: Meter Reader 402-0333-536, Water Distribution 402-4303-536 and Meter Repair Maintenance 402.4304.536.

SOLICITATION - OFFER - AWARD

SOLICITATION NO:	SOLICITATION TITLE	DATE ISSUED:	CONTRACT NO:
23-TS00194/GL	RADIO READ METERS & ASSOCIATED EQUIPMENT	APRIL 17, 2023	23-TS00194/GL

ISSUED BY:	SUBMIT BID OFFER TO:
BOARD OF COUNTY COMMISSIONERS **HERNANDO COUNTY, FLORIDA** John Allocco, Chairman Elizabeth Narverud, Vice Chairman Steve Champion, Second Vice Chairman Jerry Campbell Brian Hawkins	**HERNANDO COUNTY** **PROCUREMENT DEPARTMENT** **15470 FLIGHT PATH DRIVE** **BROOKSVILLE, FL 34604** Toni Brady Chief Procurement Officer

SOLICITATION

FOR FURNISHING THE SERVICES, SUPPLIES OR EQUIPMENT DESCRIBED HEREIN WILL BE RECEIVED AT THE OFFICE OF HERNANDO COUNTY PROCURMENT DEPARTMENT, VIA HERNANDO COUNTY'S EPROCUREMENT PORTAL AT: http://secure.procurenow.com/portal/hernandocounty.

ITEM NO.	DESCRIPTION OF SERVICE/SUPPLIES/EQUIPMENT	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	FOR PROVIDING NEPTUNE METERS, ENCODERS, MIU'S, HHCU, MDCS, EZGDCU, EZNHS, EHS AND THEIR SPPORT (SEE ATTACHED SPECIFICATIONS)	X	XXXXX	XXXXXXXXX	**Estimated Yearly amount of $1,155,465.00**

OFFER

(TERMS, CONDITIONS AND SPECIFICATIONS ARE INCLUDED AS PARTS HEREOF)

IN COMPLIANCE WITH THE ABOVE, THE UNDERSIGNED, BEING DULY AUTHORIZED TO SIGN THIS BID FOR THE BIDDER, AGREES THAT IF THIS OFFER IS ACCEPTED WITHIN ONE HUNDRED TWENTY (120) DAYS FROM THE BID OPENING DATE, TO FURNISH TO HERNANDO COUNTY ANY AND ALL ITEMS FOR WHICH PRICES ARE OFFERED IN THIS BID SOLICITATION AT THE PRICE(S) SO OFFERED, DELIVERED AT DESIGNATED POINT(S), WITHIN THE TIME PERIOD SPECIFIED, AND AT THE TERMS AND CONDITIONS SO STIPULATED IN THE SOLICITATION FOR BIDS.

DISCOUNT FOR PROMPT PAYMENT: ____% 10 CALENDAR DAYS ____% 20 CALENDAR DAYS ____% ____ CALENDAR DAYS

BIDDER'S INFORMATION	NAME AND TITLE OF PERSON AUTHORIZED TO SIGN BID OFFER:	
Company Name: Ferguson Enterprises Address: 14001 W Newberry Road City: Newberry State: FL Zip Code: 32669 Phone Number: 352-332-7106 Fax Number: Email Address: tobb.coller@ferguson.com	BIDDER'S SIGNATURE: T. A. Coller T. A. Coller	OFFER DATE

AWARD

(TO BE COMPLETED BY COUNTY)

REVIEWED FOR LEGAL SUFFICIENCY: March 1, 2023	LR NO.: 2023-121	BY: Victoria Anderson
ACCEPTED AS TO ITEM(S) NO:	AMOUNT:	ACCOUNTING CODE:
SUBMIT INVOICES TO: **HERNANDO COUNTY** **UTILITIES DEPARTMENT** **15365 CORTEZ BLVD** **BROOKSVILLE, FL. 34613**	NAME AND TITLE OF PERSON AUTHORIZED TO SIGN ACCEPTANCE AND AWARD FOR THE COUNTY:	
	SIGNATURE:	AWARD DATE:

Memorandum

Date: May 12, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Increase File No. 250033-C-AS, Water and Sewer Treatment Supplies **(Tom Kiger Public Services Director, Darryl Vaci Water Division Manager, Janina Lewis Procurement Services Director)**

Recommendation

Increase File No. 250033-C-AS, Water and Wastewater Treatment Supplies, utilizing City of St. Petersburg Contract No. RFP-24-195, with Core & Main LP, effective through November 30, 2027, in a total estimated amount not to exceed $730,000, a one-time increase of $330,000, for Phase 1 of the City's meter replacement project for the Public Services Department – Water and Wastewater Utilities Divisions. Purchase orders will only be issued against approved budgets.

Background

On November 15, 2024, the City of St. Petersburg awarded Contract No. RFP-24-195 to Core & Main LP for an initial three (3) year period. On December 03, 2024, the BOC approved the subject Contract (250033-C-AS). The purpose of this contract is to furnish and deliver a complete line of water and wastewater treatment supplies including pipe, hydrants, valves, fittings, assemblies, tools, and specialty equipment for the installation, maintenance, and repair of critical infrastructure. The requested increase of $330,000 will be used to supply new meter boxes and lids outfitted for antennas as part of the City's meter replacement project, which will replace all aging meters (older than 15 years) and prepare the City for the future move to advanced metering infrastructure (AMI) to modernize meter reading and the utility billing process. Phase 1, starting in FY26, will replace approximately 4,500 residential and commercial meters in ¾" and 1" sizes (see attached memo). All items will be ordered on an as-needed basis. Pricing extended to the City through use of the City of St. Petersburg contract was deemed fair and reasonable based on a competitive bidding process and historical spend paid by the City. This contract includes one (1), 3-year renewal option.

Funding

FY26 budget; account no. 402-4304-536.6300, project #WS2611 – Water-Sewer Combination Services/Improvements other than Buildings; water and sewer enterprise funds – Repairs and Maintenance account nos. 402-4303-536.4600, 402-4206-536.4600, 402-4304-536.4600, 402-4305-536.4600, 402-4604-536.4600, and 402-4603-536.4600

Strategic Plan Objective

N/A

Public Services Department

Memorandum

Date: April 21, 2024

To: Janina Lewis, Procurement Services Director

Through: R. Thomas Kiger, Public Services Director TK

From: Darryl Vaci, Water Division Manager

Subject: Increase File No. 250033-C-AS, Water and Wastewater Treatment Supplies, Utilizing City of St. Petersburg Contract No. RFP-24-195, Water & Wastewater Supplies (CW)

Recommendation

Increase File No 250033-C-AS, Water and Wastewater Treatment Supplies, utilizing City of St. Petersburg Contract No. RFP-24-195, Water & Wastewater Supplies (CW), with Core & Main LP, effective through November 30, 2027, in an estimated total amount not to exceed $730,000, representing a one-time increase of $330,000 for the purchase of water meter boxes and meter box lids for Phase I of the City's water meter replacement project

Background

The City of Tarpon Springs is undertaking a 3-year program to replace aging water meters and prepare the City for the future move to Advanced Metering Infrastructure (AMI) to modernize meter reading and the utility billing process. Phase I, starting in FY 2026, will replace approximately 4,500 residential and commercial water meters in ¾" and 1" sizes at a total project cost of $2,400,000. The installation will include updating check valves for backflow prevention and moving the City to a cross-connection control program in line with FDEP requirements. As meters are being replaced, most will fit inside their existing meter box. However, many smaller meter boxes will need to be replaced either to accommodate backflow prevention devices or to replace damaged meter boxes. In addition, the new meters will be equipped with meter antennas that will prepare the meters for future deployment of AMI. All meter box lids will be replaced with lids that have cutouts for antennas. Meter boxes and box lids will be sourced from Core & Main. The $330,000 contract increase will cover the cost of all meter boxes and lids, with some contingency to allow for variation in the parts needed for the meter installs. This $330,000 spending authorization is one of three purchasing authorizations for this project, the others being the meters and backflow assemblies, and the contractor for installation. This project is an important part of the utility's revenue recovery efforts, and allowed the City to reduce the adopted rate increases in the financial management plan adopted in fall 2025.

Funding

Funds are available in the current year fiscal budget in Account 402-4304-536.6300, Project WS2611, Water-Sewer Combination Services/Improvements Other Than Buildings.

Public Services Department

Memorandum

Date: April 21, 2024

To: Janina Lewis, Procurement Services Director

Through: R. Thomas Kiger, Public Services Director TK

From: Darryl Vaci, Water Division Manager

Subject: Increase File No. 250033-C-AS, Water and Wastewater Treatment Supplies, Utilizing City of St. Petersburg Contract No. RFP-24-195, Water & Wastewater Supplies (CW)

Recommendation

Increase File No 250033-C-AS, Water and Wastewater Treatment Supplies, utilizing City of St. Petersburg Contract No. RFP-24-195, Water & Wastewater Supplies (CW), with Core & Main LP, effective through November 30, 2027, in an estimated total amount not to exceed $730,000, representing a one-time increase of $330,000 for the purchase of water meter boxes and meter box lids for Phase I of the City's water meter replacement project

Background

The City of Tarpon Springs is undertaking a 3-year program to replace aging water meters and prepare the City for the future move to Advanced Metering Infrastructure (AMI) to modernize meter reading and the utility billing process. Phase I, starting in FY 2026, will replace approximately 4,500 residential and commercial water meters in ¾" and 1" sizes at a total project cost of $2,400,000. The installation will include updating check valves for backflow prevention and moving the City to a cross-connection control program in line with FDEP requirements. As meters are being replaced, most will fit inside their existing meter box. However, many smaller meter boxes will need to be replaced either to accommodate backflow prevention devices or to replace damaged meter boxes. In addition, the new meters will be equipped with meter antennas that will prepare the meters for future deployment of AMI. All meter box lids will be replaced with lids that have cutouts for antennas. Meter boxes and box lids will be sourced from Core & Main. The $330,000 contract increase will cover the cost of all meter boxes and lids, with some contingency to allow for variation in the parts needed for the meter installs. This $330,000 spending authorization is one of three purchasing authorizations for this project, the others being the meters and backflow assemblies, and the contractor for installation. This project is an important part of the utility's revenue recovery efforts, and allowed the City to reduce the adopted rate increases in the financial management plan adopted in fall 2025.

Funding

Funds are available in the current year fiscal budget in Account 402-4304-536.6300, Project WS2611, Water-Sewer Combination Services/Improvements Other Than Buildings.

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director

FROM: Anela Saday, CPPB, NIGP-CPP, Senior Procurement Analyst

DATE: 12/03/2024

SUBJECT: Award File No. 250033-C-AS, Water and Wastewater Treatment Supplies, Utilizing City of St. Petersburg Contract No. RFP-24-195

RECOMMENDATION:

Award File No. 250033-C-AS, Water and Wastewater Treatment Supplies, utilizing City of St. Petersburg Contract No. RFP-24-195, with Core & Main LP, effective from the date of award through November 30, 2027, in an estimated annual amount not to exceed $400,000, for various City departments. Purchase orders will only be issued against approved budgets.

BACKGROUND:

On November 15, 2024, the City of St. Petersburg awarded the Contract (RFP-24-195) to Core & Main LP for an initial three (3) year period for water and wastewater supplies. The purpose of this contract is to furnish and deliver a complete line of water and wastewater treatment supplies including pipe, hydrants, valves, fittings, assemblies, tools, and specialty equipment for the installation, maintenance, and repair of critical infrastructure (see attached memo). This contract will be used to meet annual maintenance and repair needs, while allowing capacity for rapid procurement of materials for emergency repairs, such as a water main break or hurricane damage. Items will be ordered on an as needed basis, either to replenish existing stock inventory or for a specific project. Pricing extended through the City of St. Petersburg contract was deemed fair and reasonable based on a competitive bidding process and historical spend paid by the City. This contract includes one (1), three (3) year renewal option.

FUNDING: Funding will be identified as orders are placed.

Accepted by: _____ City Manager

Attest _____ City Clerk

CITY OF TARPON SPRINGS FLORIDA SEAL PINELLAS COUNTY

Public Services Department

Memorandum

Date: November 22, 2024

To: Janina Lewis, Procurement Services Director

Through: R. Thomas Kiger, Public Services Director
Raymond Page, Utilities Superintendent

From: Heather Freundel, Water Conveyance Supervisor

Subject: Authorize a contract utilizing City of St. Petersburg Contract No. RFP-24-195 for as needed purchases of water and wastewater supplies

Recommendation

Authorize a contract utilizing City of St. Petersburg Contract No. RFP-24-195 with Core & Main LP for as needed purchases of water and wastewater supplies, for a three (3) year period, in an estimated annual amount not to exceed $400,000.00 for the Public Services Department water and wastewater divisions.

Background

The City's water and wastewater divisions utilize a complete line of water and wastewater treatment supplies including pipe, hydrants, valves, fittings, assemblies, tools, and specialty equipment for the installation, maintenance, and repair of critical infrastructure. Maintaining a sufficient inventory supply is essential to perform daily operations. Staff reviewed the pricing offered by Core & Main through the City of St. Petersburg contract and deemed it fair and reasonable based on a competitive bidding process and historical pricing paid by the City for these supplies.

The previous annual authorization was $300,000 annually. This was fully expended for the last year of the contract, so a $400,000 annual spending limit is proposed to meet annual maintenance and repair needs, while allowing room for rapid procurement of repair materials in the event of an emergency, such as a water main break or hurricane damage. Additionally, this authorization amount will allow for flexibility between suppliers to ensure the City can procure supplies at the best available price.

Funding

Funds for these purchases have been planned in the water and sewer enterprise funds, Repairs & Maintenance in accounts 402-4303-536.4600, 402-4206-536.4600, 402-4304-536.4600, 402-4305-536.4600, 402-4304-536.4600, 402-4604-536.4600 and 402-4603-536.4600 in the FY 2025 budget.

Prepared By: Public Services Department

Docusign Envelope ID: 29E30E72-9778-4B11-ABC8-6092C6C8E123

Agreement

THIS AGREEMENT ("Agreement") is made and agreed to by and between the vendor ("Vendor") set forth on the attached CSP BPA FORM or CSP CPA FORM, as applicable ("BPA/CPA Form") and the City of St. Petersburg, Florida ("City") (collectively, "Parties").

1. **Sale of Goods.** The City may purchase from Vendor any of the goods set forth or described in the BPA/CPA Form or any attachment to the BPA/CPA Form (if such attachment is specifically referenced in the BPA/CPA Form), as applicable ("Goods"), in the quantities desired by the City. Any such Goods and quantities will be set forth in individual purchase orders issued by the City (individually, "Purchase Order" and collectively, "Purchase Orders"). The Purchase Orders will be incorporated herein by reference upon issuance.

2. **Components.**

A. Except as otherwise provided in paragraph 29 of this Agreement, the agreement components are this Agreement, the purchase order issued by the City pursuant to this Agreement ("Purchase Order"), including any attachments to the Purchase Order if such attachments are specifically referenced in the Purchase Order, and the following documents, which are made a part hereof by reference ("Other Documents"):

(i) RFP- 24 – 195 Water & Wastewater Supplies (CW) Dated July 11, 2024 ("Document 1")
(ii) Vendor's Response to RFP-24-195 dated August 8, 2024 ("Document 2")

B. In the event of an inconsistency or conflict between or among the documents referenced in paragraph 2.A., the following order of precedence governs (except as provided in paragraph 29 of this Agreement): (i) this Agreement, (ii) the Purchase Order, exclusive of any attachments; (iii) any attachments to the Purchase Order if such attachments are specifically referenced in the Purchase Order, then (iv) the Other Documents. In the event of an inconsistency or conflict between or among the Other Documents, the order of precedence is the order the documents are listed above (e.g. Document 1 governs over Document 2, Document 2 governs over Document 3, etc.).

3. **Payment.**

A. Pricing. Provided Vendor faithfully performs its obligations contained herein and the City has accepted the Goods in accordance with this Agreement, the City shall pay Vendor for the Goods set forth in the applicable Purchase Order in accordance with this Agreement pursuant to the unit prices set forth or described in the BPA/CPA Form or in an attachment to the BPA/CPA Form (if such attachment is specifically referenced in the BPA/CPA Form, as applicable) ("Unit Prices"), an amount not to exceed the total set forth in the BPA/CPA Form ("Agreed Amount").

Docusign Envelope ID: 29E30E72-9778-4B11-ABC8-6092C6C8E123

The Agreed Amount is inclusive of all delivery costs and Vendor's warranty obligations under this Agreement. The Unit Prices and the Agreed Amount may be increased only in strict accordance with this Agreement.

B. Invoices. Vendor shall invoice the City upon each delivery of Goods or portion thereof. Vendor shall not invoice the City for any Goods prior to the delivery of such Goods. All invoices must be submitted to ap@stpete.org and must contain the following information:

1. City's Purchase Order number,
2. Name of Vendor,
3. Date of preparation of invoice,
4. Vendor's invoice number,
5. Address to which the City is to send payment,
6. A description of the Goods, including quantities, unit prices, and extensions,
7. Discount payment terms, if applicable, and
8. Name of requesting City department for whom the Goods were shipped.

C. Payment. If the City accepts the Goods described in each invoice in accordance with this Agreement, the City shall pay each invoice in accordance with the Local Government Prompt Payment Act.

D. Discounts. If the City is entitled to a discount for the early payment of invoices, the discount period will commence on the date of the City's receipt of an invoice submitted in compliance with the requirements of this Agreement. If an adjustment to payment is necessary due to damage to the Goods, the discount period commences on the date the City accepts the Goods in accordance with this Agreement.

E. Firm Prices. Vendor warrants that the Unit Prices will remain firm for the initial Twelve-Month Period (as defined below).

F. Price Escalation/De-Escalation. After the initial Twelve-Month Period, Vendor and the City may make a request for an adjustment of the Unit Prices in accordance with the procedures set forth in the Other Documents and any specifically referenced attachments to the CPA/BPA Form by submitting such request in writing to the other party. Such request must include a written explanation and detailed supporting documentation as justification for such adjustment of the Unit Prices. Increases in the Unit Prices will not be effective except if agreed to in writing by both Parties. Any adjustment to the Unit Prices will establish the new base Unit Prices from which any subsequent price adjustment will be calculated.

Docusign Envelope ID: 29E30E72-9778-4B11-ABC8-6092C6C8E123

4. **Delivery**.

A. Date and Location. The Goods must be delivered to the shipping location set forth in the Purchase Order in accordance with the delivery date(s) specified in the Purchase Order. Time is of the essence as to Vendor's obligation to deliver the Goods in accordance with this Agreement.

B. Documentation. Unless otherwise agreed to by the City in writing, all deliveries made by Vendor pursuant to the Purchase Order must be accompanied by delivery tickets or sales slips which must contain the following information:

(i) Name of Vendor,
(ii) Purchase Order Number,
(iii) Description of Goods delivered (including model number and City's inventory item number if applicable),
(iv) Quantity of each of the Goods, and
(v) Date of shipment of the Goods.

C. Default. In the event Vendor fails to deliver the Goods in accordance with the delivery date(s) specified in the applicable Purchase Order, the City may order substitute goods from another vendor and recover from Vendor as damages the difference between the cost of cover and the price of the Goods under this Agreement. The City may also recover from Vendor any incidental or consequential damages. Failure of the City to effect cover does not bar it from any other remedy.

5. **Term**. This Agreement commences on the Effective Date set forth in the BPA/CPA Form, and terminates on the End Date set forth in the BPA/CPA Form ("Term"), unless this Agreement is earlier terminated or later renewed as provided for herein. The City reserves the right to extend this Agreement for the renewal period set forth in the Supplier Notes on the BPA/CPA Form, if applicable, provided such extension is mutually agreed to by both Parties in writing. References in this Agreement to "Term" shall include the initial term and all renewal terms. All references to a "Twelve-Month Period" shall mean the initial twelve (12) month period beginning on the Effective Date, and all consecutive twelve (12) month periods thereafter throughout the Term.

6. **Inspections and Acceptance**.

A. Inspection. The City has a right to inspect the Goods within a reasonable time not to exceed ten (10) business days after delivery to determine whether the Goods conform to the Specifications (as defined herein).

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B. Acceptance. The City shall accept the Goods delivered pursuant to each Purchase Order if all of the Goods for that Purchase Order fully conform to the Specifications and the requirements of this Agreement.

C. Nonconforming Goods. The City will notify Vendor within fifteen (15) business days of the City's receipt of the Goods of any discovery by the City of non-conformance of any of the Goods with the Specifications ("Non-conformance"). Vendor shall correct the Non-conformance or exchange the defective Goods with replacement Goods within a reasonable time mutually agreed to by the Parties, at no additional cost to the City. Vendor's failure to timely correct any Non-conformance is grounds for the City to reject and return to Vendor any or all Goods delivered pursuant to the Purchase Order at no additional cost to the City. In the event the City rejects any or all of the Goods due to Non-conformance, the City may order substitute goods from another vendor and recover from Vendor as damages the difference between the cost of cover and the price of such Goods under this Agreement. The City may also recover from Vendor any incidental or consequential damages. Failure of the City to effect cover does not bar it from any other remedy.

7. **Warranties.**

A. Scope. In addition to any other warranties that may exist, including but not limited to any warranties set forth in the BPA/CPA Form, applicable Purchase Orders (including any attachments thereto) and any warranties offered or accepted by Vendor in the Other Documents, Vendor warrants that as of the City's acceptance of the Goods, the Goods will (i) conform to the specifications set forth or described in the Purchase Order (including any attachments thereto) or the specifications set forth in the Solicitation Documents, if any ("Specifications"); (ii) be free from defects in materials and workmanship; and (iii) be fit for the purpose for which such Goods are ordinarily employed and, if applicable, for the purpose(s) set forth in the Solicitation Documents. Vendor further warrants that the Goods will function and perform properly, as determined by the City, for a period of twelve (12) months after the City's acceptance of the Goods. To the extent longer warranty periods are set forth in the BPA/CPA Form, a Purchase Order (including any attachments thereto) or the Other Documents, such longer warranty periods apply.

B. Remedy. In the event the City discovers during the applicable warranty period that the Goods or any portion or parts thereof were not as warranted, the City shall notify Vendor within ten (10) business days after discovery, and Vendor shall repair or replace the defective Goods or parts at no cost to the City within a reasonable time mutually agreed to by the Parties. Repaired or replaced Goods or parts will be warranted as new Goods are warranted pursuant to this Agreement. This paragraph may not be construed to limit the remedies available to the City, including but not

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limited to the City's right to recover incidental or consequential damages from Vendor in the event Vendor fails to meet the warranty obligations set forth herein.

8. **Termination**. This Agreement may be terminated at any time by the City for convenience upon thirty (30) days' written notice to Vendor. Further, the City may terminate this Agreement as provided in Florida Statute sections 287.135 and 448.095. Termination of this Agreement acts as a termination of the BPA/CPA Form, the Purchase Orders (including attachments thereto), and the Other Documents.

9. **Title and Risk of Loss**. Title to and risk of loss in the Goods remains with Vendor until the City takes possession and accepts the Goods in accordance with this Agreement.

10. **Clear Title**. Vendor shall deliver the Goods to the City with clear title and free of all liens, claims, or encumbrances of any kind.

11. **Non-Exclusive Agreement**. This Agreement imposes no obligation on the City to utilize Vendor for the exclusive purchase of all goods of this type. This is not an exclusive agreement. The City specifically reserves the right to concurrently contract with other companies for similar goods if it deems such action to be in the City's best interest.

12. **Contract Adjustments.**

A. The City may make additions, deletions or modifications to the Goods ordered under any Purchase Order ("Contract Adjustments") in whatever manner the City determines to be reasonably necessary and without Vendor's consent at any time before Vendor sends such Goods out for delivery; provided, however that the City may modify the Purchase Order at any time after Vendor sends such Goods out for delivery through a writing agreed to by both Parties ("Change Orders").

B. There may be no increase in the Unit Prices or the Agreed Amount on account of any Contract Adjustment made necessary or appropriate as a result of the mismanagement, improper act, or other failure of Vendor or its employees, agents or subcontractors to properly perform their obligations and functions under this Agreement.

C. Notwithstanding anything to the contrary contained in this Agreement, there may be no increase in the Unit Prices or the Agreed Amount except pursuant to a Change Order agreed to in writing by both Parties.

13. **Notices.** Unless and to the extent otherwise provided for in this Agreement, all notices, demands, requests for approvals and other communications that are required to be given by either party to the other must be in writing and will be deemed given and delivered on the date delivered in person, upon the expiration of five (5) business days following the date mailed by registered or certified mail, postage prepaid, return receipt requested, or

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upon the date delivered by overnight courier (signature required) to the address(es) for each party set forth in the BPA/CPA Form.

14. **Indemnification.**

A. Vendor shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including, but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities; and costs, expenses and attorneys' and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:

(i) The performance of the requirements set forth in this Agreement by Vendor, its employees, agents, representatives or subcontractors; or

(ii) The failure of Vendor, its employees, agents, representatives or subcontractors to comply and conform with applicable Laws (as hereinafter defined); or

(iii) Any negligent act or omission of Vendor, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of Vendor, its employees, agents, representatives or subcontractors, or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or

(iv) Any reckless or intentional wrongful act or omission of Vendor, its employees, agents, representatives, or subcontractors; or

(v) Any infringement or alleged infringement of the Goods, the City's use of the Goods (provided that Vendor was notified of the City's intended use or provided that such use is customary for goods of that type) or any materials or parts contained in the Goods upon any copyright, trademark, patent, or trade secret right of any party.

B. The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by Vendor pursuant to this Agreement or otherwise obtained by Vendor, and the provisions of this paragraph survive the expiration or earlier termination of this Agreement with respect to any Claims or liability arising in connection with any event occurring prior to such expiration or termination.

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15. **Insurance.**

A. Vendor shall maintain the following types and amounts of insurance throughout the Term of this Agreement at its own expense:

(i) Commercial General Liability insurance in an amount of at least One Million Dollars ($1,000,000) per occurrence, Two Million Dollars ($2,000,000) aggregate in occurrences form. This policy must include coverage for bodily injury, property damage, personal and advertising injury, products and completed operations, and contractual liability under this Agreement.

(ii) Commercial Automobile Liability insurance of $1,000,000 combined single limit covering all owned, hired and non-owned vehicles.

(ii) Workers' Compensation insurance as required by Florida law and Employers' Liability Insurance in an amount of at least $100,000 each accident, $100,000 per employee, and $500,000 for all diseases.

B. All of Vendor's insurance policies, except Workers' Compensation, must name the Indemnified Parties as additional insureds.

C. All policies must provide that the City will be provided notice at least thirty (30) days prior to any cancellation, reduction or material change in coverage.

D. Vendor shall provide the City with Certificates of Insurance on a standard ACORD form, or similar form acceptable to the City, reflecting all required coverage. At the City's request, Vendor shall provide copies of current policies with all applicable endorsements.

E. All insurance required must be on a primary and noncontributory basis and must be provided by responsible insurers licensed in the State of Florida and rated at least A- in the then current edition of AM Best's Rating Services, or similar rating agency acceptable to the City.

F. If the insurance carried by the Vendor has broader coverage than required in this Agreement, then that broader coverage, including but not limited to additional insured requirements, will be deemed to be the requirement in this Agreement. If the Vendor's insurance limits are greater than the minimum limits set forth herein, then the Vendor's insurance limits will be deemed to be the required limits in this Agreement.

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G. Vendor hereby waives all subrogation rights of its insurance carriers in favor of the Indemnified Parties. This provision is intended to waive fully, and for the benefit of the Indemnified Parties, any rights or Claims which might give rise to a right of subrogation in favor of any insurance carrier.

H. The City reserves the right to change or alter the above insurance requirements as it deems necessary.

16. **Successors and Assigns**. This Agreement inures to the benefit of and is enforceable by and against the Parties, their heirs, personal representatives, successors, and assigns, including successors by way of reorganization.

17. **Compliance with Laws**. Vendor shall comply at all times with all federal, state, and local statutes, rules, regulations and ordinances, the federal and state constitutions, and the orders and decrees of lawful authorities having jurisdiction over the matter at issue (collectively, "Laws") including but not limited to Florida Public Records laws. Vendor shall also comply with all applicable City policies and procedures. Vendor hereby makes all certifications required under Florida Statute section 287.135.

18. **Non-appropriation.** The obligations of the City as to any funding required pursuant to this Agreement are limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City is not prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge will be prior and superior to any obligation of the City pursuant to this Agreement.

19. **Force Majeure.** In the event that either party hereto is delayed or hindered in or prevented from the performance required hereunder by reason of acts of God, failure of power, public health emergencies, strikes, lockouts, labor troubles, riots, war, insurrection, or other reason of like nature not the fault of the party ("Permitted Delay"), such party will be excused from any obligations affected by the delay for the period of time equivalent to the delay caused by such Permitted Delay. Notwithstanding the foregoing, any extension of time for a Permitted Delay will be conditioned upon the party seeking an extension of time delivering written notice of such Permitted Delay to the other party within ten (10) days of the event causing the Permitted Delay.

20. **Due Authority.** Each party to this Agreement that is not an individual represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity authorized to do business under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the person executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.

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21. **Assignment.** Vendor shall not assign this Agreement without the prior written consent of the City. Any assignment of this Agreement that is contrary to this paragraph is void and confers no rights upon the assignee.

22. **Subcontract**. The hiring or use of outside services or subcontractors in connection with the performance of Vendor's obligations under this Agreement is not permitted without the prior written approval of the City. The City's approval of outside services or subcontractors may be withheld by the City in its sole and absolute discretion. Vendor shall promptly pay all subcontractors and suppliers.

23. **Relationship of Parties**. Nothing contained herein may be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, may be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts.

24. **No Construction against Preparer of Agreement.** This Agreement has been prepared by the City and reviewed by Vendor and its professional advisors. The City, Vendor and Vendor's professional advisors believe that this Agreement expresses the Parties' agreement and that this Agreement should not be interpreted in favor of either the City or Vendor or against the City or Vendor merely because of the Parties' efforts in preparing it.

25. **Use of Name.** Subject to the requirements of Florida laws regarding public records, neither party may use the other party's name in conjunction with any endorsement, sponsorship, or advertisement without the written consent of the named party, except that Vendor may refer to the City in client lists.

26. **Severability.** Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination will not render void, invalid or unenforceable any other paragraph or portion of this Agreement.

27. **Governing Law and Venue.** The laws of the State of Florida govern this Agreement. Venue for any action brought in state court must be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court must be in the Middle District of Florida, Tampa Division, unless a division is created in St. Petersburg or Pinellas County, in which case the action must be brought in that division. Each party waives any defense, whether asserted by motion or pleading, that the aforementioned courts are an improper or inconvenient venue. Moreover, the Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.

28. **Third Party Beneficiary**. Notwithstanding anything to the contrary contained in this Agreement, any person or entity that is not a party to this Agreement may not claim any

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benefit hereunder or as a third party beneficiary hereto.

29. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, whether oral or written, between them. Any conflicting terms or conditions or any terms or conditions related to attorneys' fees, disclaimer of warranties, or indemnification set forth by Vendor in the Other Documents, a quote, invoice, or any other communication or document are void and of no effect, even if such communication or document is attached to this Agreement or the BPA/CPA Form, or any Purchase Order. This Agreement may be modified only if such modification is approved in writing by both Parties.

30. **No Waiver**. No provision of this Agreement will be deemed waived by either party unless expressly waived in a writing signed by the waiving party. No waiver may be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement may be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City's consent respecting any action by Vendor does not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.

31. **Headings.** The paragraph headings are inserted herein for convenience and reference only, and in no way define, limit, or otherwise describe the scope or intent of any provisions hereof.

32. **Survival.** All obligations and rights of the Parties arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to Vendor's warranty obligations and those obligations and rights related to indemnification, survive such expiration or earlier termination.

33. **Release Limits.** In the event that any Purchase Order exceeds the individual purchase limit set forth in the BPA/CPA Form ("Release Limit"), Vendor shall immediately notify the City's Procurement & Supply Management Department by email at Stephanie.Swinson@stpete.org that it has received a Purchase Order exceeding the Release Limit. If Vendor delivers Goods pursuant to any Purchase Order that exceeds the Release Limits without first notifying the City's Procurement & Supply Management Department in accordance with this paragraph, the City reserves the right to cancel any such Purchase Order and return any or all Goods ordered pursuant to that Purchase Order at no additional cost to the City.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

VENDOR: Core & Main LP

DocuSigned by:
By: RYAN JOHNSON
959A7E8ACD92428...

Print: RYAN JOHNSON

Title: Vice President - Southeast

CITY OF ST. PETERSBURG, FLORIDA: **ATTEST**

Signed by:
By: Stephanie Swinson
Stephanie N. Swinson, Esq., Director
Procurement & Supply Management

(SEAL)

Signed by:
City Clerk (Designee)

Approved as to Form and Content:

DocuSigned by:
City Attorney (Designee)

E-03. Equipment/Goods (multi-year purchase) 00629094 (June 2022)

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City of St. Petersburg
Procurement
Stephanie Swinson, Director of Procurement and Supply Management
P.O. Box 2842, St. Petersburg, FL 33731

[CORE & MAIN LP] RESPONSE DOCUMENT REPORT

RFP No. RFP- 24 - 195
Water & Wastewater Supplies (CW)
RESPONSE DEADLINE: August 8, 2024 at 3:00 pm
Report Generated: Friday, November 1, 2024

Core & Main LP Response

CONTACT INFORMATION

Company:
Core & Main LP

Email:
benjamin.strasser@coreandmain.com

Contact:
Ben Strasser

Address:
1830 Craig Park Court
St. Louis, MO 63146

Phone:
N/A

Website:
www.coreandmain.com

Submission Date:
Aug 8, 2024 12:28 PM (Eastern Time)

Docusign Envelope ID: 29E30E72-9778-4B11-ABC8-6092C6C8E123

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jul 25, 2024 12:47 PM by Ben Strasser

Addendum #2
Confirmed Jul 31, 2024 2:11 PM by Ben Strasser

QUESTIONNAIRE

1. General Information

IS THE VENDOR REGISTERED WITH THE FLORIDA DEPARTMENT OF STATE, DIVISION OF CORPORATIONS (SUNBIZ) IN ACCORDANCE WITH FLORIDA STATUTE §607.1501?*
Pass

Yes

IS THE VENDOR A CITY OF ST. PETERSBURG CERTIFIED SBE? *
Fail

No

IS THE VENDOR A CITY OF ST. PETERSBURG CERTIFIED MWBE? *
Fail

No

ADDRESS FOR HEADQUARTERS LOCATION.*
Pass

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1830 Craig Park Court, St. Louis, MO 63146

ADDRESS OF OFFICE PROVIDING SERVICE, IF DIFFERENT THAN ABOVE.
Pass

6525 N US Highway 301, Tampa, FL 33610

CONTACT INFORMATION FOR CONTACT PERSON.*
Pass

This person must be capable of committing the company to an agreement with the City.

- Name
- Title
- Phone
- Email

Stephen Hemingway

Outside Sales Representative

813-623-3343, cell: 813-781-9837

stephen.hemingway@coreandmain.com

DESCRIPTION OF NATURE OF COMPANY'S BUSINESS.*
Pass

Distributor of water and wastewater products

YEAR THE COMPANY WAS FOUNDED.*
Pass

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November 22, 2004

NUMBER OF YEARS COMPANY HAS OPERATED UNDER THE CURRENT NAME.*
Pass

8

NUMBER OF YEARS COMPANY HAS BEEN IN THE PRESENT BUSINESS.*
Pass

90+ years based on legacy companies

COMPANY'S BANK OF RECORD.*
Pass

Bank of America

DESCRIBE ANY LITIGATION THAT THE VENDOR HAS BEEN A PARTY TO IN THE LAST FIVE YEARS WHERE IT WAS ALLEGED THAT THE OFFEROR BREACHED A CONTRACT FOR SIMILAR SERVICES WITH A CLIENT/CUSTOMER AND DESCRIBE ANY CONTRACTS FOR SIMILAR SERVICES THAT THE VENDOR FAILED TO COMPLETE FOR SIMILAR SERVICES. DESCRIBE THE FACTS AND STATUS OF ANY SUCH LITIGATION OR CONTRACT. *
Pass

Type N/A if not applicable.

Core & Main LP ("Core & Main") is one of the country's largest distributors of waterworks products operating across the country in nearly every state. Core & Main enters into a significant number of contracts on a daily basis and is involved in litigation from time to time in the ordinary course of business. In the event issues arise, they are handled on a case by case basis.

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IDENTIFY ANY GOVERNMENT ENTITY THAT HAS DEBARRED OR OTHERWISE PROHIBITED THE VENDOR FROM RESPONDING TO ITS COMPETITIVE SOLICITATIONS WITHIN THE LAST FIVE YEARS. DESCRIBE THE CIRCUMSTANCES SURROUNDING SUCH DEBARMENT OR OTHER PROHIBITION. *

Pass

Type N/A if not applicable.

N/A

THE VENDOR ACKNOWLEDGES THAT IT HAS READ, UNDERSTANDS AND WILL COMPLY WITH FLORIDA STATUTE §448.095 PERTAINING TO REQUIRED USE OF THE U.S. DEPARTMENT OF HOMELAND SECURITY E-VERIFY SYSTEM. SHOULD THE CITY TERMINATE THE CONTRACT WITH THE VENDOR FOR VIOLATION OF §448.095, VENDOR MAY NOT BE AWARDED A CONTRACT WITH THE CITY FOR AT LEAST ONE YEAR.*

Pass

Confirmed

THE VENDOR ACKNOWLEDGES THAT ITS SOLICITATION RESPONSE IS SUBJECT TO PUBLIC RECORDS LAWS (CHAPTER 119, FLORIDA STATUTES).*

Pass

Confirmed

WILL VENDOR ALLOW OTHER AGENCIES TO PIGGYBACK THE CONTRACT IF AWARDED?*

Pass

Yes

THE VENDOR HEREBY MAKES ALL CERTIFICATIONS REQUIRED BY FLORIDA STATUTE §287.135 RELATED TO SCRUTINIZED COMPANIES.*

Pass

Yes

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IS VENDOR REQUIRED TO PROVIDE ANY DISCLOSURES TO THE CITY REGARDING A FOREIGN COUNTRY OF CONCERN PURSUANT TO FLORIDA STATUTES §286.101 (3)(A)? *
Pass

No

IF YES, PLEASE PROVIDE THE DISCLOSURE(S) IN ACCORDANCE WITH THE REQUIREMENTS OF FLORIDA STATUTE §286.101 (3)(A).
No response submitted

THE VENDOR CERTIFIES THAT IT TAKES NO EXCEPTIONS TO THE TERMS AND CONDITIONS OF THE SOLICITATION.*
Pass

No

IF EXCEPTIONS ARE TAKEN, SPECIFY IN SPACE BELOW.
Pass

Please see our attached qualification page included in our submission pdf.

The Qualification to Bid of Core & Main LP is attached hereto and incorporated by reference as though fully set forth herein.

Initial: SH Date: August 8, 2024

HAS THE VENDOR IDENTIFIED ANY TRADE SECRETS OR CONFIDENTIAL INFORMATION IN ITS SOLICITATION RESPONSE?*
Pass

No

IF YES TO THE ABOVE QUESTION, PLEASE UPLOAD YOUR REDACTED PROPOSAL HERE.
No response submitted

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PLEASE UPLOAD YOUR COST PROPOSAL
Pass

Cost_Proposal_Water_&_Wastewater_Supplies_(CW)_V2_CoreMain.xlsx

TECHNICAL PROPOSAL
Pass

St_Petersburg_RFP-24-195_Submission_CoreMain.pdf

Docusign Envelope ID: 29E30E72-9778-4B11-ABC8-6092C6C8E123

Consolidated Warehouse Item Number	Category	Description	UOM	Estimated Annual Demand	Vendor Bid Pricing	Vendor Bid Pricing Extended	Item Notes
50862	405.24	Grease, Tapping Machine, #1 Grade	PINT	13	$21.60	$280.80	
50865	405.31	Lubricant, Pipe Joint, for use with Rubber or Plastic Gaskets, 32 OZ	EACH	185	$4.44	$821.40	
50875	405.24	Grease, Hydrant, Food Grade, Brush Applicator, Hydra-Eze	EACH	12	$26.29	$315.48	
50898	405.66	Oil, Cutting, Thread, Dark, for Galvanized and Steel Pipe, 1 Gal. Rigid 70830	GALLON	1	$21.66	$21.66	
53248	890.4	Vault, Meter, Concrete, with 2 Piece Cover, with Torsion Assist, 48"X144"X48"	EACH	2	$17,862.35	$35,724.71	
53250	890.4	Vault, Meter, Concrete, with 2 Piece Cover, with Torsion Assist, WA20-4872-	EACH	7	$9,860.00	$69,020.00	
53268	890.4	Box, Meter, CI, with Cover, #2, 24IN x 13-1/2IN	EACH	14	$120.00	$1,680.00	
53274	890.66	Cover, Meter Box, Polymer, w/Recessed AMR Hole, for 13IN x 24IN Polymer Meter Box, GlasMaster-S1324SNO8-1-WA	EACH	57	$66.67	$3,800.00	
53277	890.4	Box, Meter, Polymer, 13IN x 24IN	EACH	59	$93.16	$5,496.18	
53283	890.4	Box, Meter, Polymer for Meter/Backflow, 11IN X 32IN Long Below Cover Support, 18-1/2IN X 39-3/8IN at Bottom, 12IN Deep, Lid Sold Separate.	EACH	1739	$160.27	$278,703.22	
53284	890.4	Lid ONLY for Box, Meter, Polymer for Comb. Meter/Backflow 1132SNO8-1-	EACH	1661	$68.00	$112,948.00	
53286	890.4	Box, Meter, Reclaimed Water, Purple Lid w/ Touch Read Hole,DFW1200D5-	EACH	1	$15.00	$15.00	
53289	890.4	Lid, Rome Box, Nicor Plastic, Black Lid 19 x 10 w/ Mouse Read Hole, MBX1	EACH	2998	$38.18	$114,463.64	
53313	890.4	Box, Valve, Cast Iron, Complete, Cover, Top & Bottom Sections, 5-1/4IN, Slip	EACH	453	$63.53	$28,778.82	
53316	890.4	Cover, Valve Box, Cast Iron, Marked WATER, 5-1/4IN Diameter	EACH	105	$20.59	$2,161.76	
53319	890.4	Box, Valve, Cast Iron, Complete (Cover, Top & Bottom sections), 5-1/4IN Diameter, Slip Type, Square Top, Marked RECLAIMED	EACH	11	$86.38	$950.18	
53322	890.4	Box, Valve, Cast Iron, Top Section, Water, Slip Type, 5-1/4IN	EACH	32	$28.82	$922.35	
53325	890.4	Box, Valve, Cast Iron, Bottom Section, Water, Slip Type 15IN, 5-1/4IN	EACH	8	$37.65	$301.18	
53328	890.4	Box, Valve, Cast Iron, Bottom Section, Water, Slip Type 36IN, 5-1/4IN	EACH	48	$61.76	$2,964.71	
53334	890.4	Cover, Valve Box, Cast Iron, 9IN, Square, Marked RECLAIMED WATER	EACH	49	$32.81	$1,607.78	
53337	890.4	Riser, Valve Box, Cast Iron, Water, for 5-1/4IN Diameter Valve Box, 1IN	EACH	270	$17.65	$4,764.71	
53340	890.4	Riser, Valve Box, Cast Iron, Water, for 5-1/4IN Diameter Valve Box, 2IN	EACH	265	$19.12	$5,066.18	
53343	890.4	Riser, Tops	EACH	10	$4.00	$40.00	
53346	659.73	Valve Box, D/I, Centering Device, 2" - 8", Boxlok -2	EACH	173	$20.69	$3,579.31	
53592	460.35	Coupling, Copper, M Hose/M Hose, 3/4IN	EACH	2	$8.50	$17.00	
53598	460.9	Nozzle, Hose, Brass, 1IN Hose Thread x 8IN, Dixon BN10	EACH	32	$27.27	$872.66	
53601	460.9	Nozzle, Hose, Brass, 3/4IN Hose Thread x 6IN, Dixon BN9	EACH	27	$27.87	$752.51	
53607	460.9	Drain, Boiler, Bronze, 3/4INMP, 3/4INMH	EACH	4	$7.50	$30.00	
53616	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Mechanical Joint, AWWA	EACH	3	$52.00	$156.00	
53619	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Mechanical Joint, AWWA C110/153, 45 Degree, 4IN	EACH	3	$66.00	$198.00	
53622	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Mechanical Joint, AWWA C110/153, 90 Degree, 4IN	EACH	60	$66.00	$3,960.00	
53631	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Mechanical Joint, AWWA C110/153, 45 Degree, 6IN	EACH	12	$87.50	$1,050.00	
53634	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Mechanical Joint, AWWA C110/153, 90 Degree, 6IN	EACH	79	$108.00	$8,532.00	
53643	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Mechanical Joint, AWWA C110/153, 45 Degree, 8IN	EACH	4	$127.50	$510.00	
53646	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Mechanical Joint, AWWA C110/153, 90 Degree, 8IN	EACH	28	$156.00	$4,368.00	
53664	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Mechanical Joint, AWWA C110/153, 90 Degree, 12IN	EACH	3	$332.50	$997.50	
53709	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Plain End, AWWA C110/153 and C111, 90 Degree, 4IN	EACH	15	$66.00	$990.00	
53715	659.3	Bend, Ductile Iron, Class 350, Mechanical Joint/Plain End, AWWA C110/153 and C111, 22 Degree, 6IN	EACH	1	$79.50	$79.50	
53721	659.3	Bend, Ductile Iron, Class 250/250, Mechanical Joint/Plain End, AWWA C110/153 and C111, 90 Degree, 6IN	EACH	18	$108.00	$1,944.00	
53733	659.3	Bend, Ductile Iron, Class 350, Mechanical Joint/Plain End, AWWA C110/153 and C111, 90 Degree, 8IN	EACH	3	$156.00	$468.00	
53739	659.3	Bend, Ductile Iron, Class 250/250, Flanged, Class 250 body, 125 Drilling Pattern, AWWA C110, 90 Degree, 3IN	EACH	9	$78.50	$706.50	
53742	659.3	Flange, 4 x 3, Red, C110, IMP	EACH	2	$83.50	$167.00	
53745	659.3	Bend, Ductile Iron, Class 250/250, Flanged, Class 250 body, 125 Drilling Pattern, AWWA C110, 90 Degree, 4IN	EACH	64	$121.50	$7,776.00	

53751	659.3 Bend, Ductile Iron, Class 250/250, Flanged, Class 250 body, 125 Drilling Pattern, AWWA C110, 90 Degree, 6IN	EACH	46	$188.00	$8,648.00
53757	659.3 Bend, Ductile Iron, Class 250/250, Flanged, Class 250 body, 125 Drilling Pattern, AWWA C110, 90 Degree, 8IN	EACH	22	$307.00	$6,754.00
53759	659.3 Flange, Meter, 1-1/2", FIPT, with Gasket	EACH	54	$43.39	$2,343.13
53760	659.3 Cap, Ductile Iron, Class 250, Mechanical Joint, Solid, C110 and C111, 4IN	EACH	25	$25.00	$625.00
53763	659.3 Cap, Ductile Iron, Class 250, Mechanical Joint, Solid, C110 and C111, 6IN	EACH	27	$44.00	$1,188.00
53766	659.3 Cap, Ductile Iron, Class 250, Mechanical Joint, Solid, C110 and C111, 8IN	EACH	10	$72.00	$720.00
53772	659.3 Cap, Ductile Iron, Class 250, Mechanical Joint, Solid, C110 and C111, 12IN	EACH	2	$134.50	$269.00
53780	659.3 Flange, Meter, 2", FIPT, with Gasket	EACH	54	$56.66	$3,059.80
53787	659.3 Cap, Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 6IN, Tap 2IN	EACH	1	$70.50	$70.50
53790	659.3 Cap, Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 8IN, Tap 2IN	EACH	1	$98.00	$98.00
53793	659.3 Coupling, Anchor, Cast/Ductile Iron, Class 250, Mechanical Joint Swivel, C110 and C111, 4IN	EACH	18	$100.00	$1,800.00
53796	659.3 Coupling, Anchor, Cast/Ductile Iron, Class 250, Mechanical Joint Swivel, C110 and C111, 6IN	EACH	84	$176.00	$14,784.00
53799	659.3 Coupling, Anchor, Cast/Ductile Iron, Class 250, Mechanical Joint Swivel, C110 and C111, 8IN	EACH	10	$225.50	$2,255.00
53805	659.3 Coupling, Anchor, Cast/Ductile Iron, Class 250, Mechanical Joint Swivel, C110 and C111, 12IN	EACH	8	$593.50	$4,748.00
53814	659.3 Cross, Ductile Iron, Class 250, Mechanical Joint/Mechanical Joint, AWWA C110 and C111, 6IN x 6IN	EACH	3	$225.50	$676.50
53823	659.3 Cross, Ductile Iron, Class 250, Mechanical Joint/Mechanical Joint, AWWA C110 and C111, 8IN x 8IN	EACH	1	$246.00	$246.00
53826	659.3 Cross, Ductile Iron, Class 250, Mechanical Joint/Mechanical Joint, AWWA C110 and C111, 12IN x 6IN	EACH	1	$380.50	$380.50
53835	659.3 Flange, Cast/Ductile Iron, 125 Drilling Pattern, Flange, Retainer, Ductile Iron, Uniflange, 400-C, 8IN, 9.05 OD	EACH	30	$62.32	$1,869.60
53844	659.3 Flange, Blind, DI, 11IN OD, F/6IN Pipe	EACH	2	$85.50	$171.00
53859	659.3 Flange, Cast/Ductile Iron, 125 Drilling Pattern, Flange, Retainer, For Use with galvanized Pipe, 3IN, Uniflange 200C	EACH	11	$24.73	$272.01
53865	659.3 Flange, Cast/Ductile Iron, 125 Drilling Pattern, Flange, Retainer, For Use with Galvanized Pipe, 4IN, Uniflange 200C	EACH	83	$31.47	$2,611.79
53868	659.3 Flange, Retainer, Ductile Iron, 125 Drilling Pattern, 6IN	EACH	53	$43.42	$2,301.47
53871	659.3 Flange, Cast/Ductile Iron, 125 Drilling Pattern, AWWA C110, 7-1/2IN OD x Tap 2IN NPT	EACH	32	$63.59	$2,034.88
53874	659.3 Flange, Cast/Ductile Iron, 125 Drilling Pattern, AWWA C110, 9IN OD x Tap 2IN NPT	EACH	31	$89.15	$2,763.65
53880	659.3 Offset, Ductile Iron, Class 250, Mechanical Joint/Mechanical Joint, AWWA C110 and C111, 4IN x 18IN	EACH	3	$182.50	$547.50
53886	659.3 Offset, Cast/Ductile Iron, Class 250, AWWA C110 and C111, Mechanical Joint/Mechanical Joint, 6IN x 6IN	EACH	4	$178.50	$714.00
53889	659.3 Offset, Cast/Ductile Iron, Class 250, AWWA C110 and C111, Mechanical Joint/Mechanical Joint, 6IN x 12IN	EACH	4	$232.00	$928.00
53892	659.3 Offset, Cast/Ductile Iron, Class 250, AWWA C110 and C111, Mechanical Joint/Mechanical Joint, 6IN x 18IN	EACH	3	$284.00	$852.00
53895	659.3 Offset, Cast/Ductile Iron, Class 250, AWWA C110 and C111, Mechanical Joint/Mechanical Joint, 6IN x 24IN	EACH	12	$359.00	$4,308.00
53898	659.3 Offset, Ductile Iron, Class 250, Mechanical Joint/Mechanical Joint, AWWA C110 and C111, 8IN x 6IN	EACH	2	$256.50	$513.00
53901	659.3 Offset, Ductile Iron, Class 250, Mechanical Joint/Mechanical Joint, AWWA C110 and C111, 8IN x 12IN	EACH	3	$330.00	$990.00
53904	659.3 Offset, Ductile Iron, Class 250, Mechanical Joint/Mechanical Joint, AWWA C110 and C111, 8IN x 18IN	EACH	1	$411.50	$411.50
53907	659.3 Offset, Cast/Ductile Iron, Class 250, AWWA C110 and C111, Mechanical Joint/Mechanical Joint, 8IN x 24IN	EACH	2	$585.00	$1,170.00
53919	659.3 Offset, Ductile Iron, Class 250, Mechanical Joint/Mechanical Joint, AWWA C110 and C111, 12IN x 12IN	EACH	1	$576.00	$576.00
53934	659.3 Offset, Ductile Iron, Class 250, Mechanical Joint/Plain End, AWWA C110 and C111, 4IN x 12IN	EACH	2	$135.50	$271.00

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53943	659.3	Offset, Cast/Ductile Iron, Class 250, AWWA C110 and C111, Mechanical Joint/Plain End, 6IN x 6IN	EACH	5	$175.00	$875.00
53946	659.3	Offset, Ductile Iron, Class 250, Mechanical Joint/Plain End, AWWA C110 and C111, 6IN x 12IN	EACH	3	$232.00	$696.00
53949	659.3	Offset, Ductile Iron, Class 250, Mechanical Joint/Plain End, AWWA C110 and C111, 6IN x 18IN	EACH	6	$284.00	$1,704.00
53952	659.3	Offset, Ductile Iron, Class 250, Mechanical Joint/Plain End, AWWA C110 and C111, 6IN x 24IN	EACH	4	$359.00	$1,436.00
53958	659.3	Offset, Ductile Iron, Class 250, Mechanical Joint/Plain End, AWWA C110 and C111, 8IN x 12IN	EACH	3	$330.00	$990.00
53959	659.3	Offset, Ductile Iron, Class 250, Mechanical Joint/Plain End, AWWA C110 and C111, 8IN x 18IN	EACH	2	$411.50	$823.00
53961	659.3	Offset, Ductile Iron, Class 250, Mechanical Joint/Plain End, AWWA C110 and C111, 8IN x 24IN	EACH	1	$585.00	$585.00
53979	659.3	Plug, Solid, Cast/Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 4IN	EACH	3	$31.00	$93.00
53982	659.3	Plug, Solid, Cast/Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 6IN	EACH	9	$58.00	$522.00
53985	659.3	Plug, Solid, Cast/Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 8IN	EACH	6	$85.50	$513.00
54003	659.3	Plug, Tapped, Cast/Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 4IN Tap 2IN	EACH	7	$57.00	$399.00
54006	659.3	Plug, Tapped, Cast/Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 4IN Tap 3IN	EACH	7	$163.50	$1,144.50
54012	659.3	Plug, Tapped, Cast/Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 6IN Tap 2IN	EACH	29	$83.50	$2,421.50
54018	659.3	Plug, Tapped, Cast/Ductile Iron, Class 250, Mechanical Joint, AWWA C110 and C111, 8IN Tap 2IN	EACH	1	$111.50	$111.50
54045	659.65	Reducer, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 8IN x 6IN	EACH	1	$214.31	$214.31
54054	659.65	Reducer, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, C110/153 and C111, 10IN x 12IN	EACH	2	$101.98	$203.96
54090	659.65	Reducer, Cast/Ductile Iron, 6IN Plain x 4IN Mechanical Joint	EACH	12	$101.98	$1,223.76
54126	659.3	Sleeve, Solid, Cast/Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 4IN x 7-1/2IN	EACH	21	$41.50	$871.50
54129	659.3	Sleeve, Solid, Ductile Iron, Class 350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 4IN x 12IN	EACH	7	$58.50	$409.50
54132	659.3	Sleeve, Solid, Cast/Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 6IN x 12IN	EACH	82	$98.00	$8,036.00
54135	659.3	Sleeve, Solid, Cast/Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 6IN x 7-1/2IN	EACH	56	$73.50	$4,116.00
54137	659.3	Coupling, 6" Hymax, 2 Flip, CPLG 6.42- 7.05 LR 7.01- 7.68 HR, 860-54-0163-16	EACH	15	$259.49	$3,892.41
54138	659.3	Sleeve, Solid, Cast/Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 8IN x 12IN	EACH	7	$157.50	$1,102.50
54141	659.3	Sleeve, Solid, Cast/Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 8IN x 7-1/2IN	EACH	10	$95.00	$950.00
54143	659.3	Coupling, 8" Hymax, 2 Flip, CPLG 8.54- 9.17 LR 9.13- 9.84 HR, 860-54-0217-16	EACH	4	$293.87	$1,175.48
54145	659.3	Coupling, 12" Hymax, 2 Flip, CPLG 12.40- 13.03 LR 12.99- 13.66 HR, 860-54-0315-16	EACH	1	$543.79	$543.79
54153	659.3	Sleeve, Solid, Cast/Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 12IN x 7-1/2IN	EACH	2	$192.00	$384.00
54159	659.3	Sleeve, Solid, Cast/Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 16IN x 15IN	EACH	1	$484.50	$484.50
54168	659.3	Sleeve, Solid, Cast/Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 24IN x 9-1/2IN	EACH	1	$1,015.50	$1,015.50
54180	659.3	Coupling, 4" Hymax, 2 Flip, CPLG 4.25-5.00 LR 4.92- 5.63 HR, 860-54-0108-16	EACH	7	$192.89	$1,350.26
54192	659.5	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 6IN, Tap 6IN	EACH	8	$526.60	$4,212.80

54195	659.3	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 6IN, Tap 4IN	EACH	6	$429.70	$2,578.20
54198	659.5	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 8IN, Tap 4IN	EACH	2	$488.87	$977.74
54201	659.5	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 8IN, Tap 6IN	EACH	15	$510.94	$7,664.10
54207	659.5	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 12IN, Tap 6IN	EACH	10	$562.12	$5,621.20
54210	659.5	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 12IN, Tap 8IN	EACH	5	$685.39	$3,426.95
54213	659.5	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 16IN, Tap 6IN	EACH	1	$594.00	$594.00
54228	659.5	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 24IN, Tap 6IN	EACH	1	$782.96	$782.96
54243	659.5	Sleeve, Steel, Tapping, Flanged, Epoxy Coated with Stainless Steel Bolts and Nuts with Anti-Galling Coating, 8IN, Tap 8IN	EACH	2	$701.33	$1,402.66
54246	659.3	Tee, Flange, Ductile Iron, Class 250/350, 125 Drilling Pattern, AWWA C110, 3IN	EACH	33	$112.00	$3,696.00
54249	659.3	Tee, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 4IN	EACH	3	$86.50	$259.50
54252	659.3	Tee, Flange, Ductile Iron, Class 250/350, 125 Drilling Pattern, AWWA C110, 4IN	EACH	24	$221.50	$5,316.00
54255	659.3	Tee, Reducing, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA, C110-153 and C111, 6IN x 6IN x 4IN Branch	EACH	3	$144.00	$432.00
54258	659.3	Tee, Ductile Iron, Class 250/350, 6IN, Mechanical Joint/Mechanical Joint, AWWA C110/15	EACH	19	$155.00	$2,945.00
54261	659.3	Tee, Reducing, Cast/Ductile Iron, Class 250/350, Flange, 125 Drilling Pattern, AWWA C110, 6IN x 6IN x 4IN branch	EACH	5	$304.00	$1,520.00
54267	659.3	Tee, Reducing, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 8IN x 8IN x 4IN Branch	EACH	3	$167.50	$502.50
54270	659.3	Tee, Ductile Iron, Reducing, Class 350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 8IN x 8IN x 6IN Branch	EACH	1	$192.00	$192.00
54273	659.3	Tee, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, 8IN	EACH	4	$232.00	$928.00
54276	659.3	Tee, Reducing, Ductile Iron, Class 250/350, Flange, 125 Drilling Pattern, AWWA C110, 8IN x 8IN x 4IN branch	EACH	6	$167.50	$1,005.00
54327	659.3	Tee, Anchor, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, Swivel, AWWA C111 6IN x 6IN	EACH	28	$178.50	$4,998.00
54330	659.3	Tee, Anchor, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, Swivel, AWWA C111 8IN x 6IN	EACH	5	$223.50	$1,117.50
54342	659.3	Accessory Set, Mechanical Joint for Class 50 Ductile Iron Pipe with Corten T-bolts, Sealed Package, 4IN	EACH	64	$22.50	$1,440.00
54345	659.3	Accessory Set, Mechanical Joint for Class 50 Ductile Iron Pipe with Corten T-Bolts, Sealed Package, 8IN	EACH	32	$34.00	$1,088.00
54348	659.3	Accessory Set, Mechanical Joint for Class 50 Ductile Iron Pipe with Corten T-bolts, Sealed Package, 12IN	EACH	10	$50.50	$505.00
54351	659.3	Accessory Set, Mechanical Joint for Class 50 Ductile Iron Pipe with Corten T-bolts, Sealed Package, 6IN	EACH	420	$31.00	$13,020.00
54360	659.3	Accessory Set, Mechanical Joint for Class 50 Ductile Iron Pipe with KOR-10 T Bolts, Sealed Package, 16IN	EACH	2	$82.50	$165.00
54372	659.3	Flange, Retainer, Ductile Iron, 10IN, 11.10 OD, Uniflange 200C	EACH	3	$125.00	$375.00
54381	659.3	Sleeve, Solid, Ductile Iron, Class 250/350, Mechanical Joint/Mechanical Joint, AWWA C110/153 and C111, For C-D Class Cast Iron Pipe, 6IN (7.10 OD) with accessories	EACH	17	$98.00	$1,666.00
54384	659.3	Sleeve, Solid, Ductile Iron, Class 350, Mechanical Joint/Mechanical Joint, for C-D Class Cast Iron Pipe, with accessories, AWWA C110/153 and C111, 8IN, 9.20 OD	EACH	6	$157.50	$945.00
54388	659.73	Coupling, Reducer, Brass, 2IN X 1-1/2IN	EACH	11	$24.77	$272.47
54390	659.73	Bushing, Reducing, Brass, Hexagon, 3/4IN MIPT x 1/2IN FIPT	EACH	58	$5.44	$315.52
54393	659.73	Bushing, Reducing, Brass, Hexagon, 1IN MIPT x 3/4IN FIPT	EACH	73	$4.11	$300.03
54396	659.73	Bushing, Reducing, Galvanized, Malleable Iron, Hexagon, 1-1/4IN MIPT x 3/4IN FIPT	EACH	2	$8.30	$16.60

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	Bushing, Reducing, Galvanized, Malleable Iron, Hexagon, 1-1/4IN MIPT x 1IN				
54399	659.73 FIPT	EACH	1	$8.30	$8.30
54402	659.73 Bushing, Reducing, Brass, Hexagon, 1-1/2IN MPT x 3/4IN FPT	EACH	12	$10.90	$130.80
54405	659.73 Bushing, Reducing, Brass, Hexagon, 1-1/2IN MIPT x 1IN FIPT	EACH	12	$8.93	$107.16
54405	659.73 Bushing, Reducing, Brass, Hexagon, 1-1/2IN MIPT x 1IN FIPT	EACH	12	$8.93	$107.16
54408	659.73 Bushing, Reducing, Brass, Hexagon, 1-1/2IN MIPT x 1-1/4IN FIPT	EACH	3	$10.03	$30.09
54411	659.73 Bushing, Reducing, Brass, Hexagon, 2IN MIPT x 3/4IN FIPT	EACH	27	$15.88	$428.76
54414	659.73 Bushing, Reducing, Brass, Hexagon, 2IN MIPT x 1IN FIPT	EACH	11	$15.88	$174.68
54417	659.73 Bushing, Reducing, Brass, Hexagon, 2IN MIPT x 1-1/2IN FIPT	EACH	46	$17.50	$805.00
54426	659.73 Bushing, Reducing, Brass, Hexagon, 3IN MIPT x 2IN FIPT	EACH	1	$41.56	$41.56
54477	659.73 Cap, Brass, 3/4IN FIPT	EACH	6	$3.27	$19.62
54486	659.73 Cap, Brass, 1-1/2IN FIPT	EACH	22	$10.49	$230.78
54489	659.73 Cap, Brass, 2IN FIPT	EACH	46	$17.79	$818.34
54506	659.73 Coupling, Brass, Straight, Pack Joint for CTS to Iron Pipe, 3/4", C45-33-NL	EACH	866	$20.95	$18,142.70
54509	659.73 Coupling, Brass, Straight, Pack Joint for CTS to Iron Pipe, 1", C45-44-NL	EACH	95	$28.10	$2,669.50
54511	890.44 Coupling, Meter, Brass, 1IN, C38-44-2-NL, 4410C38442NL	EACH	324	$15.01	$4,863.52
54522	659.73 Coupling, Brass, 1 1/2 IN FIPT	EACH	9	$13.08	$117.72
54525	659.73 Coupling, Brass, 3/4IN FIPT	EACH	71	$4.50	$319.50
54527	659.73 Coupling, Brass, Straight, Pack Joint for Iron Pipe, 3/4", C55-33-NL	EACH	90	$23.42	$2,107.80
54528	659.73 Coupling, Brass, 1IN FIPT	EACH	40	$6.21	$248.40
54531	659.73 Coupling, Galvanized, Malleable Iron, 1-1/4IN FIPT	EACH	9	$10.20	$91.80
54532	659.73 Coupling, Brass, Straight, Pack Joint for Iron Pipe, 1", C55-44-NL	EACH	26	$36.78	$956.28
54537	659.73 Coupling, Brass, 2IN FIPT	EACH	108	$21.69	$2,342.52
54538	659.73 Coupling, Brass, 1 1/2"Straight, Pack Joint for Iron Pipe, C55-66-NL	EACH	43	$75.24	$3,235.32
54540	659.73 Coupling, Brass, Straight, Pack Joint for 3/4" CTS to 1" Iron Pipe,	EACH	58	$28.28	$1,640.39
54544	659.73 Coupling, Brass, Straight, Pack Joint for Iron Pipe, 2", C55-77-NL	EACH	113	$98.71	$11,154.23
54549	659.73 Coupling, Reducing, Brass, 1IN FIPT x 3/4IN FIPT	EACH	19	$9.86	$187.34
54552	659.73 Coupling, Reducing, Galvanized, Malleable Iron, 1-1/4IN FIPT x 3/4IN FIPT	EACH	1	$9.67	$9.67
54564	659.73 Coupling, Reducing, Brass, 1-1/2IN FIPT x 1-1/4IN FIPT	EACH	4	$16.66	$66.64
54567	659.73 Coupling, Reducing, Brass, 2IN FIPT x 1IN FIPT	EACH	8	$27.90	$223.20
54573	659.73 Coupling, Reducing, Galvanized, Malleable Iron, 2IN FIPT x 1-1/2IN FIPT	EACH	3	$16.98	$50.94
54576	659.73 Coupling, Reducing, Galvanized, Malleable Iron, 2-1/2IN FIPT x 2IN FIPT	EACH	1	$52.49	$52.49
54591	659.73 Cross, Brass, Class 150, ANSI B16.3, 2IN FIPT	EACH	2	$66.43	$132.86
54595	659.73 Elbow, Street, Brass, 90 degree, 2IN MIPT	EACH	2	$36.78	$73.56
54612	659.73 Elbow, Galvanized, Malleable Iron, 45 Degree, 1/2IN FIPT	EACH	1	$4.30	$4.30
54621	659.73 Elbow, Brass, 90 degree, 3/4IN FIPT	EACH	329	$5.01	$1,648.29
54627	659.73 Elbow, Brass, 90 degree, 1IN FIPT	EACH	134	$7.80	$1,045.20
54639	659.73 Elbow, Brass, 90 degree, 1-1/2IN FIPT	EACH	132	$21.49	$2,836.68
54642	659.73 Elbow, Brass, 45 degree, 2IN FIPT	EACH	3	$27.70	$83.10
54645	659.73 Elbow, Brass, 90 degree, 2IN FIPT	EACH	279	$24.79	$6,916.10
54651	659.73 Elbow, Galvanized, Malleable Iron, 90 Degree, 2-1/2IN FIPT	EACH	2	$52.49	$104.98
54663	659.73 Elbow, Galvanized, Malleable Iron, 90 Degree, 4IN FIPT	EACH	1	$152.72	$152.72
54678	659.73 Elbow, Street, Brass, 90 Degree, 3/4IN MIPT	EACH	14	$6.58	$92.12
54684	659.73 Elbow, Street, Brass, 90 Degree, 1-1/2IN MIPT	EACH	6	$21.69	$130.14
54768	659.73 Nipple, Galvanized, Steel, 1/2IN x close	EACH	12	$1.29	$15.48
54798	659.73 Nipple, Brass, 3/4IN x 2IN	EACH	20	$3.12	$62.40
54798	659.73 Nipple, Brass, 3/4IN x 2IN	EACH	20	$3.12	$62.40
54801	659.73 Nipple, Brass, 3/4IN x 3IN	EACH	19	$3.99	$75.81
54804	659.73 Nipple, Brass, 3/4IN x 4IN	EACH	57	$5.21	$296.97
54807	659.73 Nipple, Brass, 3/4IN x 5IN	EACH	20	$6.26	$125.20
54813	659.73 Nipple, Brass, 1IN x close	EACH	159	$3.50	$556.50
54816	659.73 Nipple, Brass, 1IN x 2IN	EACH	36	$4.32	$155.52
54819	659.73 Nipple, Brass, 1IN x 3IN	EACH	31	$5.80	$179.80
54822	659.73 Nipple, Brass, 1IN x 4IN	EACH	14	$7.53	$105.42
54825	659.73 Nipple, Brass, 1IN x 5IN	EACH	6	$9.30	$55.80
54828	659.73 Nipple, Brass, 1IN x 6IN	EACH	29	$11.10	$321.90
54834	659.73 Nipple, Galvanized, Steel, 1-1/4IN x 2IN	EACH	3	$3.13	$9.39
54846	659.73 Nipple, Galvanized, Steel, 1-1/4IN x 6IN	EACH	6	$5.82	$34.92
54858	659.73 Nipple, Brass, 1-1/2IN x 3IN	EACH	92	$10.15	$933.80
54861	659.73 Nipple, Brass, 1-1/2IN x 4IN	EACH	9	$13.21	$118.89
54864	659.73 Nipple, Brass, 1-1/2IN x 5IN	EACH	1	$16.47	$16.47
54867	659.73 Nipple, Brass, 1-1/2IN x 6IN	EACH	117	$19.51	$2,282.67

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54868	659.73	Nipple, Brass, 1-1/2IN X 12IN	EACH	19	$38.28	$727.32
54870	659.73	Nipple, Brass, 2IN x close	EACH	37	$10.43	$385.91
54873	659.73	Nipple, Brass, 2IN x 3IN	EACH	136	$12.99	$1,766.64
54876	659.73	Nipple, Brass, 2IN x 4IN	EACH	25	$16.99	$424.75
54879	659.73	Nipple, Brass, 2IN x 5IN	EACH	2	$21.01	$42.02
54882	659.73	Nipple, Brass, 2IN x 6IN	EACH	333	$25.09	$8,354.97
54885	659.73	Nipple, Brass, 2IN x 8IN	EACH	15	$33.45	$501.75
54891	659.73	Nipple, Brass, 2IN x 12IN	EACH	62	$49.42	$3,064.04
54921	659.73	Nipple, Galvanized, Steel, 3IN x 6IN	EACH	1	$27.94	$27.94
54924	659.73	Nipple, Galvanized, Steel, 3IN x 8IN	EACH	3	$37.63	$112.89
54927	659.73	Nipple, Galvanized, Steel, 3IN x 12IN	EACH	3	$48.28	$144.84
54952	659.73	Nipple, Brass, 3/4IN x 24IN	EACH	85	$31.75	$2,698.75
54955	659.73	Nipple, Brass, 3/4IN x 30IN	EACH	48	$43.69	$2,097.12
54957	659.73	Nipple, Brass, 3/4IN x 36IN	EACH	9	$47.62	$428.58
54961	659.73	Nipple, Brass, 1IN x 24IN	EACH	36	$47.60	$1,713.60
54962	659.73	Nipple, Brass, 1IN x 30IN	EACH	35	$59.50	$2,082.50
54963	659.73	Nipple, Brass, 1IN x 36IN	EACH	10	$71.38	$713.80
54964	659.73	Nipple, Brass, 1-1/2IN x 24IN	EACH	14	$83.51	$1,169.14
54970	659.73	Nipple, Brass, 1-1/2IN x 30IN	EACH	33	$104.38	$3,444.54
54971	659.73	Nipple, Brass, 1-1/2IN x 36IN	EACH	59	$125.26	$7,390.34
54975	659.73	Nipple, Galvanized, Steel, 3/4IN x 4-1/2IN	EACH	2	$2.93	$5.86
54976	659.73	Nipple, Brass, 2IN x 24IN	EACH	48	$107.79	$5,173.92
54977	659.73	Nipple, Brass, 2IN x 30IN	EACH	35	$134.73	$4,715.55
54981	659.73	Nipple, Brass, 3/4IN x 12IN	EACH	72	$14.56	$1,048.32
54983	659.73	Nipple, Brass, 2IN x 36IN	EACH	53	$161.68	$8,569.04
54996	659.73	Nipple, Brass, 1IN x 12IN	EACH	6	$21.84	$131.04
55017	659.73	Nipple, Brass, 2IN x 2-1/2IN	EACH	2	$11.26	$22.52
55053	659.73	Plug, Galvanized, Steel, 1/4IN MIPT	EACH	70	$3.20	$224.00
55059	659.73	Plug, Galvanized, Steel, 1/2IN MIPT	EACH	2	$4.02	$8.04
55062	659.73	Plug, Brass, 3/4IN MIPT	EACH	42	$2.98	$125.16
55065	659.73	Plug, Brass, 1IN MIPT	EACH	18	$3.91	$70.38
55068	659.73	Plug, Galvanized, Cast Iron, 1-1/4IN MIPT	EACH	3	$6.78	$20.34
55071	659.73	Plug, Brass, 1-1/2IN MIPT	EACH	3	$7.39	$22.17
55074	659.73	Plug, Brass, 2IN MIPT	EACH	95	$11.67	$1,108.65
55083	659.73	Plug, Galvanized, Cast Iron, 4IN MIPT	EACH	3	$66.60	$199.80
55092	659.24	Nipple, Brass, 3/4IN x close	EACH	1583	$2.38	$3,767.78
55093	659.24	Nipple, Brass, 1-1/2IN x Close	EACH	12	$6.86	$82.32
55095	659.24	Nipple, Brass, 3/4IN x 6IN	EACH	98	$7.60	$744.80
55134	659.73	Tee, Brass, 3/4IN FIPT	EACH	6	$6.21	$37.26
55140	659.73	Tee, Brass, 1IN FIPT	EACH	22	$11.04	$242.88
55146	659.73	Tee, Galvanized, Malleable Iron, 1-1/4IN FIPT	EACH	1	$14.57	$14.57
55149	659.73	Tee, Brass, 1-1/2IN FIPT	EACH	2	$21.28	$42.56
55158	659.73	Tee, Brass, 2IN FIPT	EACH	30	$34.86	$1,045.80
55164	659.73	Tee, Galvanized, Malleable Iron, 3IN FIPT	EACH	1	$39.33	$39.33
55203	659.06	Clean Out, 2 Way, Tee, 4", SCH40, DWV, 2-Way, C/O Tee HXH	EACH	1	$24.56	$24.56
55206	659.06	Hub, Clean Out Adapter, PVC, SDR35, 6IN, Vassallo #52654 Sched Plug, Clean Out, Recessed, PVC, SDR35, 6IN, Vassalo #53276 Schedule 40	EACH	655	$24.82	$16,257.10
55209	659.06	ASTM D2464	EACH	655	$18.96	$12,418.80
55212	659.06	Adapter, PVC, Compression x MPT, 2IN	EACH	9	$12.36	$111.20
55218	659.06	Adapter, PVC, 40, SL x MPT, 1/2IN Slip x Male Iron Pipe Thread, ASTM D2464	EACH	36	$0.31	$11.20
55221	659.06	Adapter, PVC, Sch 40, ASTM D2464, 1/2IN, Slip x Female Iron Pipe Thread	EACH	21	$0.30	$6.30
55227	659.06	Adapter, PVC, 40, SL x MPT, 3/4IN Slip x Male Iron Pipe Thread, ASTM D2464	EACH	37	$0.27	$9.87
55230	659.06	Adapter, PVC, Sch 40, ASTM D2464, 3/4IN, Slip x Female Iron Pipe Thread	EACH	22	$0.39	$8.56
55236	659.06	Adapter, PVC, 40, SL x MPT, 1IN Slip x Male Iron Pipe Thread	EACH	69	$0.48	$32.97
55239	659.06	Adapter, PVC, Sch 40, SL x MPT, 1-1/2 IN Slip x Female Iron Pipe Thread	EACH	27	$0.78	$21.00
55242	659.06	Adapter, PVC, 40, SL x MPT, 1-1/2IN Slip x Male Iron Pipe Thread	EACH	31	$0.78	$24.11
55245	659.06	Adapter, PVC, Sch 40, ASTM D2464, 2IN, Slip x Female Iron Pipe Thread	EACH	2	$1.03	$2.07
55248	659.06	Adapter, PVC, 40, SL x MPT, 2IN Slip x Male Iron Pipe Thread	EACH	74	$1.00	$74.00
55251	659.06	Adapter, PVC, 40, SL x MPT, 3IN	EACH	23	$4.34	$99.92
55257	659.06	Adapter, PVC, 40, SL x MPT, 2-1/2IN	EACH	1	$2.98	$2.98

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55260	659.06	Adapter, PVC, Sch 40, ASTM D2464, 3IN, Slip x Female Iron Pipe Thread	EACH	2	$3.51	$7.02
55263	659.06	Adapter, PVC, Sch 40, ASTM D2464, 4IN, Slip x Female Iron Pipe Thread	EACH	28	$5.80	$162.40
55266	659.06	Adapter, PVC, 40, SL x MPT, 4IN	EACH	1	$5.54	$5.54
55272	659.06	Adapter, PVC, 40, SL x MPT, 1-1/4IN Slip x Male Iron Pipe Thread	EACH	10	$0.59	$5.89
55278	659.06	Adapter, PVC, RDC, 40, 1IN SL x 3/4IN MPT	EACH	4	$0.68	$2.71
55279	659.06	Adapter, HDPE, 3408, SDR-11, PE/MJ Acsy Kit, 6IN Vendor item # 6970201 and # 6975027 make up the set	SET	4	$175.00	$700.00
55280	659.06	Adapter, 2IN, SDR-11, S/S MPTFTS, IPT Threads	EACH	216	$42.84	$9,253.44
55285	659.06	Elbow, 90 Degree, 6" MLD, DR11 DIPS 158858	EACH	2	$79.30	$158.60
55286	659.06	Tee, 6" MLD, DR11 DIPS 158864	EACH	4	$104.00	$416.00
55290	659.06	Bend, PVC, SDR35, Solid One Piece Extrusion, ASTM D3034, 6IN, 45 Degree, Gasket x Spigot	EACH	592	$20.40	$12,076.80
55293	659.06	Bend, PVC, SDR35, Solid One Piece Extrusion, ASTM D3034, 6IN, 22 Degree, Gasket x Spigot	EACH	240	$21.20	$5,088.00
55294	659.06	Valve with HDPE DR11 IPS Pipe Stubs, 2" R/W	EACH	10	$1,126.14	$11,261.36
55311	659.06	Bushing, Reducing, PVC, 40, 3/4IN SP x 1/2IN SLIP, ASTM D2466	EACH	99	$0.30	$29.70
55314	659.06	Bushing, Reducing, PVC, 40, 1IN SP x 1/2IN SLIP, ASTM D2466	EACH	20	$0.52	$10.44
55326	659.06	Bushing, Reducing, PVC, 40, 1-1/4IN SP x 1IN SLIP, ASTM D2466	EACH	14	$0.71	$9.96
55329	659.06	Bushing, Reducing, PVC, 40, 1-1/2IN SP x 3/4IN SLIP, ASTM D2466	EACH	5	$0.76	$3.78
55332	659.06	Bushing, Reducing, PVC, 40, 1-1/2IN SP x 1IN SLIP, ASTM D2466	EACH	13	$0.76	$9.82
55338	659.06	Bushing, Reducing, PVC, 40, 2IN SP x 1-1/4IN SLIP, ASTM D2466	EACH	5	$1.26	$6.28
55341	659.06	Bushing, Reducing, PVC, 40, 2IN SP x 1-1/2IN SLIP, ASTM D2466	EACH	12	$1.26	$15.07
55344	659.06	Bushing, Reducing, PVC, 40, 1-1/4IN SP x 1IN FPT, ASTM D2466	EACH	15	$1.27	$19.00
55356	659.06	Bushing, Reducing, PVC, 40, 2IN SP x 1IN SLIP, ASTM D2466	EACH	10	$1.26	$12.56
55359	659.06	Bushing, Reducing, PVC, 40, 2IN SP x 1IN FPT, ASTM D2466	EACH	5	$1.78	$8.89
55362	659.06	Bushing, Reducing, PVC, 40, 2IN SP x 3/4IN SLIP, ASTM D2466	EACH	5	$1.26	$6.28
55368	659.06	Bushing, Reducing, PVC, 40, 2-1/2IN SP x 2IN SLIP, ASTM D2466	EACH	26	$1.98	$51.42
55380	659.06	Bushing, Reducing, PVC, 40, 2-1/2IN SP x 1IN SLIP, ASTM D2466	EACH	10	$1.93	$19.33
55383	659.06	Bushing, Reducing, PVC, 40, 2-1/2IN SP x 1IN FPT, ASTM D2466	EACH	5	$2.42	$12.11
55386	659.06	Bushing, Reducing, PVC, 40, 3IN SP x 2-1/2IN SLIP, ASTM D2466	EACH	2	$2.93	$5.87
55389	659.06	Bushing, Reducing, PVC, 40, 3IN SP x 2IN SLIP, ASTM D2466	EACH	3	$2.93	$8.80
55392	659.06	Bushing, Reducing, PVC, 40, 4IN SP x 3IN SLIP, ASTM D2466	EACH	2	$6.58	$13.16
55401	659.06	Bushing, Reducing, PVC, 40, 4IN SP x 2IN SLIP, ASTM D2466	EACH	2	$6.58	$13.16
55410	659.06	Bushing, Reducing, PVC, 40, 1-1/4IN SP x 3/4IN FPT, ASTM D2466	EACH	5	$5.08	$25.39
55416	659.06	Bushing, Reducing, PVC, 40, 1-1/2IN SP x 1-1/4IN SLIP, ASTM D2466	EACH	22	$1.01	$22.24
55419	659.06	Bushing, Reducing, PVC, 40, 1-1/2IN SP x 1IN FPT, ASTM D2466	EACH	10	$1.32	$13.22
55422	659.06	Bushing, Reducing, PVC, 40, 1-1/2IN SP x 3/4IN FPT, ASTM D2466	EACH	10	$1.32	$13.22
55425	659.06	Bushing, Reducing, PVC, 40, 3/4IN SP x 1/2IN FPT, ASTM D2466	EACH	9	$1.01	$9.10
55428	659.06	Bushing, Reducing, PVC, 40, 3/4IN MIPT x 1/2IN FIPT, ASTM D2466	EACH	24	$0.78	$18.67
55431	659.06	Bushing, Reducing, PVC, 40, 1IN SP x 3/4IN SLIP, ASTM D2466	EACH	75	$0.50	$37.50
55434	659.06	Bushing, Reducing, PVC, 40, 1IN MIPT x 3/4IN FIPT, ASTM D2466	EACH	12	$1.08	$12.93
55437	659.06	Bushing, Reducing, PVC, 40, 1IN SP x 1/2IN FPT, ASTM D2466	EACH	12	$0.71	$8.53
55440	659.06	Bushing, Reducing, PVC, 40, 3IN SP x 1-1/2IN SLIP, ASTM D2466	EACH	2	$2.77	$5.53
55443	659.06	Cap, PVC, Schedule 40, ASTM D2466, 1/2IN Slip	EACH	64	$0.24	$15.64
55446	659.06	Cap, PVC, Schedule 40, ASTM D2466, 3/4IN Slip	EACH	65	$0.28	$18.06
55449	659.06	Cap, PVC, Schedule 40, ASTM D2466, 1IN Slip	EACH	37	$0.43	$16.03
55452	659.06	Cap, PVC, Schedule 40, ASTM D2466, 1-1/4IN Slip	EACH	14	$0.62	$8.71
55455	659.06	Cap, PVC, Schedule 40, ASTM D2466, 2IN Slip	EACH	11	$0.81	$8.92
55458	659.06	Cap, PVC, Schedule 40, ASTM D2466, 1-1/2IN SlipCap, PVC, schedule 40, ASTM D2466, 1-1/2IN slip	EACH	1	$0.68	$0.68
55461	659.06	Cap, PVC, Schedule 40, ASTM D2466, 3IN Slip	EACH	17	$2.81	$47.79
55467	659.06	Cap, PVC, Schedule 40, ASTM D2466, 2-1/2IN Slip	EACH	2	$2.58	$5.16
55470	659.06	Cap, PVC, Schedule 40, ASTM D2466, 4IN Slip	EACH	33	$6.38	$210.47
55483	659.06	Coupling, 3408 Electrofusion, 2IN IPS Vendor item # 5751189	EACH	373	$15.47	$5,770.31
55484	659.06	Coupling, 3408 Electrofusion, 6IN Vendor item # 5751971	EACH	16	$142.67	$2,282.72
55485	659.06	Coupling, Repair, PVC, 40, Flo Span, 3IN	EACH	22	$42.80	$941.60
55486	659.06	Coupling, 3408 Electrofusion, 3/4 IN	EACH	537	$9.21	$4,945.77
55487	659.06	Coupling, 3408 Electrofusion, 1IN	EACH	8	$16.73	$133.84
55488	659.06	Coupling, Repair, PVC, 40, Flo Span, 4IN	EACH	11	$39.12	$430.32
55491	659.06	Coupling, Repair, PVC, 40, Flo Span, 1/2IN	EACH	12	$4.35	$52.20
55494	659.06	Coupling, Repair, PVC, 40, Flo Span, 3/4IN	EACH	22	$6.28	$138.16
55497	659.06	Coupling, PVC, 40, 1/2IN FPT	EACH	97	$0.33	$32.33

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55500	659.06 Coupling, PVC, 40, Slip, 1-1/2IN	EACH	52	$0.62	$32.36
55503	659.06 Coupling, PVC, 40, 3/4IN FPT	EACH	32	$0.62	$19.91
55509	659.06 Coupling, Repair, PVC, 40, Flo Span, 1IN	EACH	31	$7.29	$225.96
55512	659.06 Coupling, Repair, PVC, 40, Flo Span, 1-1/4IN	EACH	20	$13.72	$274.44
55515	659.06 Coupling, Repair, PVC, 40, Flo Span, 1-1/2IN	EACH	22	$15.04	$330.98
55518	659.06 Coupling, PVC, Schedule 40, ASTM D2466, 1IN Compression	EACH	2	$8.78	$17.56
55521	659.06 Coupling, PVC, Schedule 40, ASTM D2466, 2IN Compression	EACH	2	$18.03	$36.07
55524	659.06 Coupling, PVC, Schedule 40, ASTM D2466, 4IN Compression	EACH	1	$73.06	$73.06
55527	659.06 Coupling, Repair, PVC, 40, Flo Span, 2IN	EACH	38	$23.01	$874.42
55529	659.06 Coupling, PVC, Socket, Nested, Schedule 40, 3/4", 429-007N	EACH	72	$0.48	$34.20
55530	659.06 Coupling, Repair, PVC, 40, Flo Span, 2-1/2IN	EACH	17	$30.32	$515.48
55533	659.06 Coupling, PVC, Schedule 40, ASTM D2466, 1/2IN Compression	EACH	2	$5.14	$10.29
55536	659.06 Coupling, PVC, Schedule 40, ASTM D2466, 1-1/2IN Compression	EACH	6	$13.72	$82.33
55537	659.06 Coupling, PVC, Socket, Nested, Schedule 40, 1/2", 429-005N	EACH	60	$0.36	$21.75
55539	659.06 Coupling, PVC, Schedule 40, ASTM D2466, 3/4IN Compression	EACH	4	$6.76	$27.02
55545	659.06 Coupling, PVC, 40, Slip, 1/2IN	EACH	271	$0.17	$45.17
55547	659.06 Coupling, PVC, Socket, Nested, Schedule 40, 1", 429-010N	EACH	60	$0.84	$50.25
55548	659.06 Coupling, PVC, 40, Slip, 3/4IN	EACH	223	$0.24	$54.51
55551	659.06 Coupling, PVC, 40, 1IN FPT	EACH	18	$0.81	$14.60
55554	659.06 Coupling, PVC, 40, Slip, 1IN	EACH	217	$0.42	$91.62
55557	659.06 Coupling, PVC, 40, Slip, 1-1/4IN	EACH	83	$0.59	$48.88
55560	659.06 Coupling, PVC, 40, Slip, 2IN	EACH	123	$0.94	$116.17
55572	659.06 Coupling, PVC, 40, Slip, 2-1/2IN	EACH	6	$2.08	$12.47
55575	659.06 Coupling, PVC, Schedule 40, ASTM D2466, 2-1/2IN Compression	EACH	1	$33.94	$33.94
55578	659.06 Coupling, PVC, 40, Slip, 3IN	EACH	17	$3.26	$55.34
55581	659.06 Coupling, PVC, Schedule 40, ASTM D2466, 3IN Compression	EACH	1	$44.43	$44.43
55584	659.06 Coupling, PVC, 40, Slip, 4IN	EACH	35	$4.69	$164.11
55587	659.06 Cross, PVC, Schedule 40, ASTM D2466, 1/2IN Slip	EACH	1	$1.00	$1.00
55611	659.06 Ell, PVC, Schedule 40, ASTM D2466, 4IN, 45 Degree, Slip x Slip	EACH	6	$13.31	$79.87
55614	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 4IN ASTM 2466	EACH	17	$10.22	$173.78
55617	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 1/2IN ASTM 2466	EACH	97	$0.27	$25.87
55620	659.06 Ell, PVC, 90 deg, 40, 1/2IN FPT	EACH	22	$0.63	$13.93
55623	659.06 Ell, PVC, Schedule 40, ASTM D2466, 1/2IN, 45 Degree, Slip x Slip	EACH	10	$0.46	$4.56
55626	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 3/4IN ASTM 2466	EACH	100	$0.30	$30.00
55629	659.06 Ell, PVC, 90 deg, 40, SL x FPT, 3/4IN ASTM 2466	EACH	30	$0.39	$11.67
55632	659.06 Ell, PVC, 90 Deg, 40, 3/4IN FPT	EACH	4	$0.94	$3.78
55635	659.06 Ell, PVC, Schedule 40, ASTM D2466, 3/4IN, 45 Degree, Slip x Slip	EACH	15	$0.68	$10.17
55638	659.06 Ell, PVG, 90 Deg, 40, SL x FPT, 1IN ASTM 2466	EACH	27	$0.71	$19.20
55641	659.06 Ell, PVC, Schedule 40, ASTM D2466, 1IN, 45 Degree, Slip x Slip	EACH	20	$0.81	$16.22
55642	659.06 Ell, PVC, Schedule 40, ASTM D2466, 2IN, 45 Degree, Slip x Slip	EACH	18	$1.84	$33.20
55644	659.06 Ell, PVC, Schedule 40, ASTM D2466, 1-1/4IN, 45 Degree, Slip x Slip	EACH	5	$1.20	$6.00
55647	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 1-1/4IN ASTM 2466	EACH	35	$0.94	$33.06
55653	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 1-1/2IN ASTM 2466	EACH	6	$1.00	$6.00
55662	659.06 Ell, PVC, Schedule 40, ASTM D2466, 1-1/2IN, 45 Degree, Slip x Slip	EACH	18	$1.41	$25.40
55665	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 2IN ASTM 2466	EACH	93	$1.57	$145.70
55671	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 3IN ASTM 2466	EACH	19	$5.72	$108.72
55674	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 1IN ASTM 2466	EACH	62	$0.53	$33.07
55677	659.06 Ell, PVC, 90 Deg, 40, 1/2IN, FIPT X MIPT	EACH	5	$0.78	$3.89
55680	659.06 Ell, PVC, 90 Deg, 40, SL x FPT, 1/2IN ASTM 2466	EACH	88	$0.36	$31.29
55683	659.06 Ell, PVC, 90 Deg, 40, 3/4IN, FIPT X MIPT	EACH	15	$0.94	$14.17
55689	659.06 Ell, PVC, 90, Deg, 40, 1/2IN, MIPT X SL	EACH	198	$0.59	$116.60
55695	659.06 Ell, PVC, 90 Deg, 40, 3/4IN, MIPT X SL	EACH	229	$0.74	$170.48
55698	659.06 Ell, PVC, 90 Deg, 40, SL x FPT, 2IN	EACH	4	$3.57	$14.27
55701	659.06 Ell, PVC, 90 Deg, 40, Slip x Slip, 2-1/2IN ASTM 2466	EACH	9	$4.78	$43.00
55707	659.06 Ell, PVC, Schedule 40, ASTM D2466, 3IN, 45 Degree, Slip x Slip	EACH	10	$7.43	$74.33
55710	659.06 Ell, PVC, 90 Deg, 40, 1IN FPT	EACH	6	$2.00	$12.00
55713	659.06 Ell, PVC, 90 Deg, 40, 1IN, MIPT X FIPT	EACH	10	$1.64	$16.44
55716	659.06 Ell, PVC, 90 Deg, 40, 6IN Slip	EACH	4	$34.46	$137.82
55717	659.06 Ell, Butt, 90 Degrees, SDR-11, 2IN Vendor item # 6911668	EACH	48	$12.06	$578.67
55728	659.06 Nipple, PVC, 80, 1/2IN x 1-1/2IN	EACH	20	$0.96	$19.11
55731	659.06 Nipple, PVC, 80, 1/2IN x 2IN	EACH	37	$1.01	$37.41
55734	659.06 Nipple, PVC, 80, 1/2IN x 2-1/2IN	EACH	36	$1.01	$36.40

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55737	659.06	Nipple, PVC, 80, 1/2IN x 3IN	EACH	11	$1.14	$12.59
55743	659.06	Nipple, PVC, 80, 1/2IN x 4IN	EACH	6	$1.33	$8.00
55764	659.06	Nipple, PVC, 80, 1IN x 2IN	EACH	25	$1.48	$36.94
55788	659.06	Nipple, PVC, 80, 1IN x 6IN	EACH	5	$2.64	$13.22
55797	659.06	Nipple, PVC, 3/4IN Male Iron Pipe Thread x 6IN Cutoff	EACH	16	$2.17	$34.67
55800	659.06	Nipple, PVC, 80, 3/4IN x 1-1/2IN	EACH	7	$1.01	$7.08
55803	659.06	Nipple, PVC, 80, 3/4IN x 2IN	EACH	17	$1.01	$17.19
55806	659.06	Nipple, PVC, 80, 3/4IN x 2-1/2IN	EACH	2	$1.14	$2.29
55809	659.06	Nipple, PVC, 80, 3/4IN x 3IN	EACH	12	$1.14	$13.73
55821	659.06	Nipple, PVC, 80, 3/4IN x 5IN	EACH	5	$1.84	$9.22
55833	659.06	Plug, PVC, Schedule 40, ASTM D2466, 3/4IN Spigot	EACH	8	$0.68	$5.42
55839	659.06	Plug, PVC, SDR35, Compression, 6IN	EACH	13	$9.10	$118.30
55842	659.06	Plug, PVC, Schedule 40, ASTM D2466, Threaded, Recessed Knot, 4IN	EACH	37	$13.22	$489.22
55854	659.06	Tee, PVC, SDR35, G x G x G, 6IN	EACH	1	$42.24	$42.24
55860	659.06	Tee, PVC, Schedule 40, ASTM D2466, 3IN, Slip x Slip x Slip	EACH	14	$8.39	$117.44
55863	659.06	Tee, PVC, Schedule 40, ASTM D2466, 4IN, Slip x Slip x Slip	EACH	2	$15.17	$30.33
55866	659.06	Tee, PVC, ASTM D2464, 6IN, Slip x Slip x Slip	EACH	2	$51.06	$102.11
55875	659.06	Tee, PVC, 40, 1/2IN, Slip x Slip x Female Iron Pipe Thread	EACH	5	$0.43	$2.17
55878	659.06	Tee, PVC, 40, 3/4IN, Slip x Slip x Female Iron Pipe Thread	EACH	5	$0.68	$3.39
55881	659.06	Tee, PVC, Schedule 40, ASTM D2466, 3/4IN, Slip x Slip x Slip	EACH	64	$0.39	$24.89
55884	659.06	Tee, PVC, Schedule 40, ASTM D2466, 1IN, Slip x Slip x Slip	EACH	40	$0.71	$28.44
55887	659.06	Tee, PVC, 40, 1IN 1IN, Slip x Slip x Female Pipe Thread	EACH	5	$1.24	$6.22
55893	659.06	Tee, PVC, Schedule 40, ASTM D2466, 1-1/4IN, Slip x Slip x Slip	EACH	9	$1.09	$9.80
55896	659.06	Tee, PVC, Schedule 40, ASTM D2466,1-1/2 IN, Slip x Slip x Slip	EACH	16	$1.33	$21.33
55908	659.06	Tee, PVC, RDC, 40, 1IN x 1IN x 3/4IN, Reducing, Slip x Slip x Female Pipe Thread	EACH	10	$1.24	$12.44
55911	659.06	Tee, PVC, RDC, 1IN x 1IN x 3/4IN, Reducing, Slip x Slip x Slip	EACH	1	$0.81	$0.81
55914	659.06	Tee, PVC, Schedule 40, ASTM D2466, 1/2IN, Slip x Slip x Slip	EACH	38	$0.33	$12.67
55920	659.06	Tee, PVC, RDC, 40, 1-1/4IN x 1-1/4IN x 3/4IN, Reducing, Slip x Slip x Slip	EACH	10	$1.69	$16.89
55929	659.06	Tee, PVC, RDC, 40, 1-1/2IN x 1-1/2IN x 1IN, Reducing, Slip x Slip x Slip	EACH	9	$2.11	$19.00
55938	659.06	Tee, PVC, Schedule 40, ASTM D2466, 2IN, Slip x Slip x Slip	EACH	20	$1.93	$38.67
55953	659.06	Tee, PVC, RDC, 40, 2IN x 2IN x 1IN, Reducing, Slip x Slip x Slip	EACH	4	$2.08	$8.31
55959	659.06	Tee, PVC, Schedule 40, ASTM D2466, 2-1/2IN, Slip x Slip x Slip	EACH	3	$6.38	$19.13
55965	659.06	Tee, PVC, RDC, 40, 3/4IN x 3/4IN x 1/2IN, Reducing, Slip x Slip x Slip	EACH	11	$0.50	$5.50
55966	670.7	Tee, Tapping, 2IN x 1IN, 3408 Electrofusion	EACH	4	$43.31	$173.24
55968	659.06	Tee, PVC, RDC, 40, 3/4IN x 3/4IN x 1/2IN, Reducing, Slip x Slip x Female Iron Pipe Thread	EACH	2	$0.72	$1.44
55971	659.06	Tee, PVC, Rdc, 1IN x 1IN x 1/2IN, Reducing, Slip x Slip x Female Iron Pipe Thread	EACH	11	$2.10	$23.10
55972	659.06	Tee, Butt, SDR-11, 2IN Vendor item # 6911673	EACH	29	$14.96	$433.71
55973	670.7	Tee, Tapping, 2IN x 3/4IN, 3408 Electrofusion	EACH	485	$51.56	$25,004.44
55998	659.06	Wye, PVC, SDR35, Solid One Piece Extrusion, ASTM D3034, 6IN, Gasket x Gasket x Gasket	EACH	450	$48.64	$21,890.00
56004	659.06	Wye, PVC, SDR35, Solid One Piece Extrusion, ASTM D3034, 10IN x 6IN, Gasket x Gasket x Gasket	EACH	7	$178.44	$1,249.08
56007	659.06	Wye, PVC, SDR35, Solid One Piece Extrusion, ASTM D3034, 6IN, Double, Gasket x Gasket x Gasket	EACH	8	$104.26	$834.08
56021	670.05	Cement, 1 Qrt, PVC, Wet/Dry, Weld On 725, 10165	EACH	79	$31.85	$2,515.92
56022	670.05	Cement, 1 PT, PVC, Gray, Medium-Bodied, Medium Set, approved for potable water, ASTM D2564, E-Z Weld No 206	EACH	33	$9.16	$302.28
56025	670.05	Primer, 1 PT., PVC, Purple, Fast Acting, ASTM F656, E-Z Weld, #212	EACH	142	$9.08	$1,289.36
56028	670.05	Cement, 1 PT, PVC, Clear, Heavy Duty, Fast Set, Oatey No 31014	EACH	47	$8.34	$391.98
56031	659.06	Wye, PVC, SDR35, Solid One Piece Extrusion, ASTM D3034, 8IN x 6IN, Gasket x Gasket x Gasket	EACH	206	$68.82	$14,176.92
56034	659.06	Cap, PVC, Schedule 80, ASTM D2466, 6IN Slip	EACH	2	$74.69	$149.38
56079	670.52	Coupling, 2.38IN OD x 12IN, Cast Iron or Steel, Bolted Sleeve, Compression Joint/Compression Joint	EACH	1	$102.53	$102.53
56082	670.52	Coupling, 2.88IN OD x 12IN, Cast Iron or Steel, Bolted Sleeve, Compression Joint/Compression Joint	EACH	3	$103.13	$309.40
56085	670.52	Coupling, 3.50IN OD x 12IN, Cast Iron or Steel, Bolted Sleeve, Compression Joint/Compression Joint	EACH	1	$120.10	$120.10

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56088	670.52	Coupling, 4.50IN OD x 12IN, Cast Iron or Steel, Bolted Sleeve, Compression Joint/Compression Joint	EACH	1	$133.47	$133.47
56091	670.52	Coupling, 6.63IN OD x 16IN, Cast Iron or Steel, Bolted Sleeve, Compression Joint/Compression Joint	EACH	1	$238.15	$238.15
56097	670.52	Coupling, 1.05IN OD x 5IN, Galvanized, Compression Joint/Compression Joint, Long Pattern with Armoured Gasket	EACH	11	$13.43	$147.73
56100	670.52	Coupling, 1.32IN OD x 5IN, Galvanized, Compression Joint/Compression Joint, Long Pattern with Armoured Gasket, Dresser brand	EACH	6	$15.17	$91.02
56103	670.52	Coupling, 1.66IN OD x 5IN, Galvanized, Compression Joint/Compression Joint, Long Pattern with Armoured Gasket	EACH	5	$19.74	$98.70
56106	670.52	Coupling, 1.90IN OD x 5IN, Galvanized, Compression Joint/Compression Joint, Long Pattern with Armoured Gasket, Dresser Brand	EACH	23	$22.32	$513.36
56109	670.52	Coupling, 2.38IN OD x 5IN, Galvanized, Compression Joint/Compression Joint, Long Pattern with Armoured Gasket	EACH	111	$27.67	$3,071.37
56112	670.52	Coupling, 2.88IN x 7.5IN, Compression Joint/Compression Joint, Bolted Sleeve, for Galvanized Schedule 40	EACH	9	$114.37	$1,029.33
56115	670.52	Coupling, 3.50IN x 7.5IN, Compression Joint/Compression Joint, Bolted Sleeve, for Galvanized Schedule 40	EACH	8	$100.00	$800.00
56121	670.52	Coupling, Galvanized, RDC, CJ/CJ, BS, 2-1/2IN - 2IN	EACH	11	$82.15	$903.65
56124	670.52	Clamp, 2IN x 7.5IN, Collar Leak Repair, Stainless Steel	EACH	20	$73.93	$1,478.60
56127	670.52	Clamp, 2.38IN OD x 7.5IN, Full Circle, Stainless Steel	EACH	90	$64.73	$5,825.70
56130	670.52	Clamp, 2.88IN OD x 7.5IN, Full Circle, Stainless Steel	EACH	28	$67.75	$1,897.00
56133	670.52	Clamp, 3/4IN x 3IN, Leak Repair, Stainless Steel, Electrogalvanized Bolts	EACH	88	$8.49	$747.12
56136	670.52	Clamp, 4.80IN OD x 7.5IN, Full Circle, Stainless Steel	EACH	5	$76.86	$384.30
56142	670.52	Clamp, 6.90IN OD x 7.5IN, Full Circle, Stainless Steel	EACH	34	$89.72	$3,050.48
56145	670.52	Clamp, 9.05IN OD X 15IN, Full Circle, Stainless Steel	EACH	8	$221.68	$1,773.44
56148	670.52	Clamp, 9.05IN OD x 7.5IN, Full Circle, Stainless Steel	EACH	7	$107.34	$751.38
56149	670.52	Clamp, 8IN x 12IN Tap 1IN, 8.99-9.39 OD, Full Circle	EACH	2	$185.00	$370.00
56157	670.52	Clamp, 1IN x 3IN, Leak Repair, Stainless Steel, Electrogalvanized Bolts	EACH	62	$9.28	$575.36
56163	670.52	Clamp, 1-1/4IN x 3IN, Leak Repair, Stainless Steel, Electrogalvanized Bolts	EACH	28	$9.54	$267.12
56166	670.52	Clamp, 10.50 OD x 7.5IN, Full Circle, Stainless Steel	EACH	2	$133.72	$267.44
56169	670.52	Clamp, 13.20IN OD X 15IN, Full Circle, Stainless Steel	EACH	1	$294.68	$294.68
56175	670.52	Clamp, 1-1/2IN x 3IN, Leak Repair, Stainless Steel, Electrogalvanized Bolts	EACH	64	$10.24	$655.36
56178	670.52	Clamp, 13.20IN OD x 7.5IN, Full Circle, Stainless Steel,	EACH	3	$179.77	$539.31
56181	670.52	Clamp, 2IN x 3IN, Leak Repair, Stainless Steel, Electrogalvanized Bolts	EACH	231	$11.19	$2,584.89
56184	670.52	Clamp, 3IN x 3IN, Leak Repair, Stainless Steel, Electrogalvanized Bolts	EACH	5	$14.67	$73.35
56190	670.52	Clamp, 4IN, tap 3/4IN, Stainless Steel, Type 304, Full Circle, ASTM A47, A536, AWWA C111, National Pipe Thread	EACH	1	$135.04	$135.04
56202	670.52	Clamp, 6.90IN x 12-1/2IN, Tap 3/4IN, Stainless Steel, Type 304, Repair, Full Circle, ASTM A47, A536, AWWA C111, National Pipe Thread	EACH	2	$219.24	$438.48
56214	670.52	Clamp, 24IN x 30IN, 25.48IN OD, Stainless Steel, Type 304, Repair, Full Circle, ASTM A47, A536, AWWA C111, for Ductile Iron Pipe	EACH	1	$2,316.96	$2,316.96
56235	670.52	Clamp, 24IN, Bell Joint Leak	EACH	1	$1,052.07	$1,052.07
56244	670.52	Clamp, 6IN, Bell Lead Joint, Leak Repair, for Ductile Iron Pipe, ASTM A536, AWWA C111	EACH	2	$166.54	$333.08
56265	670.52	Clamp, 1.90IN OD x 6IN , Stainless Steel, Type 304, Repair, Full Circle, ASTM A47, A536, AWWA C111, for 1-1/2IN Galvanized pipe	EACH	11	$19.29	$212.19
56268	670.52	Clamp, 3.5IN OD x 7.5IN, Full Circle, Stainless Steel	EACH	1	$121.70	$121.70
56274	670.52	Clamp, 6.96IN OD x 10IN, Stainless Steel, Type 304, Repair, Full Circle, ASTM A47, A536, AWWA C111, for Ductile Iron Pipe	EACH	5	$121.70	$608.50
56292	670.52	Clamp, 17.40IN OD x 30IN, Full Circle, Stainless Steel	EACH	1	$1,517.09	$1,517.09
56298	670.58	Adapter, 4IN Clay to 4IN Clay	EACH	10	$4.90	$49.00
56301	670.58	Adapter, 6IN Clay to 6IN Clay	EACH	4	$10.47	$41.88
56306	670.58	Adapter, 8IN Clay to 6IN Plastic, SS	EACH	2	$68.93	$137.86
56308	670.58	Adapter, 8IN Clay to 8IN Plastic, SS, AWCRC	EACH	450	$68.93	$31,018.24
56309	670.58	Adapter, 6IN Clay to 6IN Plastic, SS, ARC	EACH	392	$60.59	$23,750.59
56311	670.58	Adapter, 10IN Clay to 10IN Plastic, SS, MR021010ARC	EACH	13	$89.66	$1,165.56
56313	670.58	Adapter, 10IN Plastic to 10IN Plastic, SS, ARC	EACH	4	$89.66	$358.64
56316	670.58	Adapter, 4IN Clay to 4IN Plastic	EACH	32	$5.33	$170.54
56322	670.58	Adapter, 6IN Plastic to 4IN Plastic	EACH	220	$13.39	$2,945.41
56325	670.58	Adapter, 6IN Clay to 6IN Plastic	EACH	4	$11.40	$45.60
56331	670.58	Adapter, 6IN PVC to 6IN PVC, SS, 6MR5666	EACH	82	$46.42	$3,806.73

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56334	670.58	Adapter, 4IN PVC to 4IN PVC, SS, MR5644ARC	EACH	10	$24.38	$243.76
56340	670.58	Adapter, 4IN Clay to 6IN Plastic	EACH	70	$13.69	$958.59
56343	670.58	Adapter, 8IN PVC to 8IN PVC, SS, MR5588ARC	EACH	68	$68.93	$4,687.20
56346	670.52	Connector, 2IN x 1IN, Self-Tap, PVC 40	EACH	18	$70.16	$1,262.93
56349	670.52	Connector, 2IN x 3/4IN, Self-Tap, PVC 40	EACH	74	$63.51	$4,699.93
56358	670.52	Clamp, 6.90IN OD, Tap 1IN CC, Service Saddle, Double Strap, SS 317	EACH	44	$62.08	$2,731.38
56361	670.52	Clamp, 1.90IN OD, Tap 3/4IN CC, Service Saddle, Double Strap, SS	EACH	2	$55.34	$110.67
56364	670.52	Clamp, 1.90IN OD, Tap 1IN CC, Service Saddle, Double Strap	EACH	2	$55.34	$110.67
56370	670.52	Clamp, 2.38IN OD, Tap 3/4IN CC, Service Saddle, Double Strap, SS 317	EACH	120	$56.22	$6,746.98
56373	670.52	Clamp, 2.38IN OD, Tap 1IN CC, Service Saddle, Double Strap, SS 317	EACH	9	$56.22	$506.02
56376	670.52	Clamp, 2.88IN OD, Tap 3/4IN CC, Service Saddle, Double Strap, SS 317	EACH	23	$56.49	$1,299.38
56379	670.52	Clamp, 2.88IN OD, Tap 1IN CC, Service Saddle, Double Strap, SS 317	EACH	22	$56.49	$1,242.88
56380	670.52	Clamp, 6.90IN OD, Tap 3/4IN CC, Service Saddle, Double Strap, SS 317	EACH	309	$62.11	$19,190.53
56381	670.52	Clamp, 9.05IN OD, Tap 3/4IN CC, Service Saddle, Double Strap, SS 317	EACH	26	$72.18	$1,876.61
56391	670.52	Clamp, 4.50IN OD, Tap 3/4IN CC, Service Saddle, Double Strap	EACH	3	$54.03	$162.09
56394	670.52	Clamp, 4.50IN OD, Tap 1IN CC, Stainless Steel, Service Saddle, Double Strap	EACH	6	$54.03	$324.17
56397	670.52	Clamp, 4.50IN OD, Tap 2IN NPT, Service Saddle, Double Strap	EACH	2	$58.82	$117.63
56400	670.52	Clamp, 4.80IN OD, Tap 2IN NPT, Service Saddle, Double Strap, SS 317	EACH	5	$65.07	$325.36
56403	670.52	Clamp, 6.90 OD Pipe, Tap 2IN NPT, Service Saddle, Double Strap, SS 317	EACH	39	$73.23	$2,855.81
56406	670.52	Clamp, 9.05 OD, Tap 1IN CC, Service Saddle, Double Strap, SS 317	EACH	19	$72.18	$1,371.37
56409	670.52	Clamp, 9.05 OD, Tap 2IN NPT, Service Saddle, Double Strap, SS 317	EACH	8	$76.94	$615.54
56412	670.52	Clamp, 13.20 OD, Tap 2IN NPT, Service Saddle, Double Strap, SS 317	EACH	11	$116.23	$1,278.58
56415	670.52	Clamp, 6IN Cast Iron, Socket, Stellar, ASTM A242, A3, for Ductile Iron Pipe	EACH	3	$15.96	$47.88
56418	670.52	Clamp, 8IN, Cast Iron, Socket, Stellar, ASTM A242, A3, for Ductile Iron Pipe	EACH	1	$25.33	$25.33
56424	670.52	Clamp, 4.80IN OD, Tap 3/4IN CC, Service Saddle, Double Strap, SS 317	EACH	6	$54.03	$324.17
56427	670.52	Clamp, 4.80IN OD, Tap 1IN CC, Service Saddle, Double Strap, SS 317	EACH	52	$54.03	$2,809.48
56430	670.52	Clamp, 17.40 OD, Tap 2IN NPT, Service Saddle, Double Strap, SS 317	EACH	3	$152.62	$457.87
56431	670.52	Clamp, 13.20IN OD, Tap 1IN CC, Service Saddle, Double Strap, SS 317	EACH	10	$83.27	$832.66
56431	670.52	Clamp, 13.20IN OD, Tap 1IN CC, Service Saddle, Double Strap, SS 317	EACH	10	$83.27	$832.66
56437	5.05	Clamp, 13.20 OD, Tap 3/4IN CC, Service Saddle, Double Strap, SS 317	EACH	12	$98.60	$1,183.25
56437	5.05	Clamp, 13.20 OD, Tap 3/4IN CC, Service Saddle, Double Strap, SS 317	EACH	12	$98.60	$1,183.25
56439	670.52	Restraint Joint, 4IN, Wedge Action, for Plain End PVC Pipe with COR-10 T-Bolts, Sealed Package, EBAA	EACH	56	$36.73	$2,056.92
56442	670.52	Restraint Joint, 6IN, Wedge Action, for Plain End PVC Pipe with COR-10 T-Bolts, Sealed Package, EBAA	EACH	294	$57.14	$16,800.47
56445	670.52	Restraint Joint, 8IN, Wedge Action, for Plain End PVC Pipe with COR-10 T-bolts, Sealed Package, EBAA	EACH	16	$77.09	$1,233.42
56454	670.52	Lug, Pipe, duc for 4IN to 24IN pipe	EACH	28	$6.00	$168.00
56457	890.44	Coupling, Male, Iron Pipe Thread to Pipe Size Compression, ASTM B62, AWWA C800, 2IN	EACH	19	$71.29	$1,354.46
56460	890.44	Coupling, Male, Iron Pipe Thread to Pipe Size Compression, ASTM B62, AWWA C800, 1-1/2IN	EACH	6	$54.69	$328.15
56463	890.44	Union, 3-part, Copper/PE Tube Size Compression to Copper/PE Tube Size Compression, Compression Nut, Side-Locking Screw, ASTM B62, AWWA C800, 3/4IN	EACH	1588	$17.89	$28,415.06
56464	890.44	Coupling, Copper-Copper, Comp 3/4IN X 1IN	EACH	253	$20.80	$5,261.86
56466	890.44	Union, 3-part, Copper/PE Tube Size Compression to Copper/PE Tube Size Compression, Compression Nut, Side-Locking Screw, ASTM B62, AWWA C800, 1IN	EACH	100	$20.47	$2,046.81
56469	890.44	Coupling, Female Iron Pipe to Copper/PE Tube Size Compression Compression Nut, Side-Locking Screw, ASTM B62, AWWA C800, 3/4 IN	EACH	1119	$15.46	$17,296.88
56472	890.44	Coupling, Female Iron Pipe to Copper/PE Tube Size Compression Compression Nut, Side-Locking Screw, ASTM B62, AWWA C800, 1 IN	EACH	255	$20.97	$5,346.86
56475	890.44	Coupling, Male, Iron Pipe to Copper/PE Tube Size Compression, Compression Nut, Side-Locking Screw, ASTM B62, AWWA C800, 3/4IN	EACH	2267	$14.69	$33,305.61
56478	890.44	Coupling, Male, Iron Pipe to Copper/PE Tube Size Compression, Compression Nut, Side-Locking Screw, ASTM B62, AWWA C800, 1IN	EACH	306	$17.39	$5,322.45
56493	890.44	Coupling, Pipe-Copper Comp, Male, 2IN Brass	EACH	87	$69.45	$6,041.87
56496	890.44	Coupling, Pipe-Copper Comp, Female, 2IN	EACH	11	$72.60	$798.55
56499	890.44	Coupling, Copper-Copper, Comp, 2IN	EACH	6	$69.45	$416.68

56502	890.44	Coupling, Straight Meter, Brass, Hex Barrel, Male Iron Pipe Thread, ASTM B62, AWWA C800, 3/4IN x 2-1/2IN	EACH	435	$9.54	$4,151.01
56505	890.44	Coupling, Straight Meter, Brass, Hex Barrel, Male Iron Pipe Thread, ASTM B62, AWWA C800, 1IN x 2-5/8IN	EACH	146	$14.69	$2,144.96
56511	890.44	Valve, Straight Ball Yoke, ASTM B62, AWWA C800, 3/4IN Copper Tube Size Pak-Joint to 5/8IN x 3/4IN Meter	EACH	1538	$42.99	$66,117.64
56514	890.44	Valve, Ball, Angle, Meter, Containing a Rotating Ball within Two Buna-N Rubber Seats, 1IN Valve x 1IN Pipe x 1IN Meter, with Padlock Wing, ASTM B62, AWWA C800	EACH	50	$101.95	$5,097.34
56517	890.44	Valve, Ball, Angle, Meter, Contains Rotating Ball in 2 Buna-N Rubber Seats, 3/4IN FIP x 3/4IN Lock Nut to 5/8IN Meter, with Padlock Wing, ASTM B62, AWWA C800	EACH	191	$37.02	$7,071.06
56529	890.44	Expander, Meter Yoke Assy, Wrench Type, ASTM B62, AWWA C800, 3/4IN, Ford #EC-23W	EACH	5289	$19.64	$103,866.96
56532	890.44	Yoke Bar, Brass, 5/8IN x 3/4IN, Integral Outlet, FIPT, ASTM B62, AWWA C800	EACH	1677	$66.83	$112,073.55
56536	890.44	Insert, for PE Tubing, 2IN. x 8IN, SS, F/SDR 11, 1.90IN ID, 8IN long 50016781778	EACH	14	$2.00	$28.00
56538	890.44	Insert, Stainless Steel Type 304, One Piece, PE tubing, 3/4IN	EACH	50	$2.50	$125.00
56541	890.44	Coupling, Straight Meter, Brass, Hex Barrel, Male Iron Pipe Thread, ASTM B62, AWWA C800, 3/4IN x 2-1/4IN	EACH	247	$9.54	$2,357.01
56559	720.84	Wellpoint, Swing End, Plastic, for 1-1/2IN Riser	EACH	49	$30.00	$1,470.00
56560	720.84	Header, for Wellpoint, 6IN x 20FT PVC	EACH	2	$368.75	$737.50
56562	720.84	Wellpoint, PVC Sch 20, 30IN Slotted, 20T long	EACH	79	$61.25	$4,838.75
56564	670.58	Gasket, 4IN, Field Lok	EACH	5	$71.01	$355.05
56565	670.58	Gasket, 3IN x 1/8IN, Red Rubber, Flange, Full Face	EACH	181	$2.02	$366.26
56566	670.58	Gasket, 6IN, Field Lok	EACH	17	$100.82	$1,713.96
56568	670.58	Gasket, 4 IN X 1/8 IN, Red Rubber, Thick, Flange, Full Face	EACH	234	$2.84	$663.46
56571	670.58	Gasket, 6 IN X 1/8 IN, Red Rubber, Thick, Flange, Full Face	EACH	128	$3.82	$489.41
56574	670.58	Gasket, 8 IN X 1/8 IN, Red Rubber, Thick, Flange, Full Face	EACH	94	$5.52	$518.66
56577	670.58	Gasket, 10IN, Red Rubber, Thick, Flanged, Full Face	EACH	10	$7.41	$74.12
56582	890.44	Valve, Angle, Flanged, 1-1/2" with Gasket	EACH	35	$10.49	$367.15
56583	670.58	Gasket, 8IN, Rubber, Mechanical Joint, for Ductile Iron Pipe	EACH	1	$10.49	$10.49
56588	890.44	Valve, Angle, Flanged, 2" with Gasket	EACH	26	$261.10	$6,788.49
56592	670.06	Packing, Pipe, 3/8" x 12', C1056, 73698	EACH	20	$185.00	$3,700.00
56595	670.06	Compound, Pipe Dope, Without Liquid Teflon, Non-Hardening, Thread Sealing	EACH	2	$6.90	$13.80
56595	670.06	Compound, Pipe Dope, Without Liquid Teflon, Non-Hardening, Thread Sealing	EACH	2	$6.90	$13.80
56598	670.06	Compound, Pipe Dope, with Liquid Teflon, Non-Hardening, Thread Sealing	EACH	95	$6.90	$655.50
56607	670.58	Gasket, 8IN, Transition, Mechanical Joint, for Ductile Iron Pipe	EACH	1	$13.70	$13.70
56613	659.3	Restraint Joint, Wedge Action, for Class 50 Ductile Iron Pipe with COR-10 T-Bolts, Sealed Package, EBAA, 4IN	EACH	260	$39.71	$10,324.89
56616	659.3	Restraint Joint, Wedge Action, for Class 50 Ductile Iron Pipe with COR-10 T-Bolts, Sealed Package, EBAA, 6IN	EACH	548	$49.06	$26,882.44
56619	659.3	Restraint Joint, Wedge Action, for Class 50 Ductile Iron Pipe with COR-10 T-Bolts, Sealed Package, EBAA, 8IN	EACH	177	$66.84	$11,831.47
56622	659.3	Restraint Joint, Wedge Action, for Class 50 Ductile Iron Pipe with COR-10 T-Bolts, Sealed Package, EBAA, 10IN	EACH	21	$95.06	$1,996.17
56625	659.3	Restraint Joint, Wedge Action, for Class 50 Ductile Iron Pipe with COR-10 T-Bolts, Sealed Package, EBAA, 12IN	EACH	8	$127.76	$1,022.04
56631	659.3	Restraint Joint, Wedge Action, for Class 50 Ductile Iron Pipe with COR-10 T-Bolts, Sealed Package, EBAA, 16IN	EACH	8	$229.23	$1,833.87
56640	659.3	Restraint Joint, Wedge Action, for Class 50 Ductile Iron Pipe with COR-10 T-Bolts, Sealed Package, EBAA, 24IN	EACH	4	$512.26	$2,049.04
56682	890.3	Cover, Manhole, All Bearing Surfaces Machined, Marked STORM SEWER, CITY OF ST. PETERSBURG, FLORIDA, 130#, 22- 3/4IN x 2IN, per Drawing S10-50	EACH	3	$146.35	$439.05
56685	890.3	Cover, Manhole, All Bearing Surfaces Machined, Dovertail Groove and O-ring Gasket, Marked SANITARY SEWER, CITY OF ST. PETERSBURG, FLORIDA, 135#, 22 3/4 X 2 IN, USF EG Cover, dwg #8013865	EACH	388	$194.15	$75,330.20

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56691	890.3	Cover, Manhole, All Bearing Surfaces Machined, Marked WATER, CITY OF ST. PETERSBURG, FLORIDA, 260#, 34IN x 1-1/2IN	EACH	1	$233.33	$233.33
56697	890.3	Cover, Manhole, All Bearing Surfaces Machined, Marked SANITARY SEWER, CITY OF ST. PETERSBURG, FLorida, 260#, 34-1/8IN x 1-1/4IN, per Drawing S10-50	EACH	14	$297.44	$4,164.13
56703	890.3	Ring, Manhole, 23IN x 7IN x 2 IN, 20 5/8IN DIA Access, 36IN Overall DIA, 7IN Height, 240#, USF 420 Ring, DWG #8013865	EACH	100	$175.00	$17,500.00
56706	890.3	Ring, Manhole, ASTM 536-60-45-12, 34IN x 4IN x 1-1/2IN	EACH	5	$210.48	$1,052.38
56709	890.3	Ring, Manhole, ASTM 536-60-45-12, 23IN x 4IN x 2IN	EACH	79	$215.00	$16,985.00
56710	890.3	Sealant, Polyurethane, Manhole	EACH	8	$7.50	$60.00
56727	890.3	Riser, Manhole, Adjustable, ASTM, 34" x 1-1/2" x 1" Rise	EACH	2	$198.00	$396.00
56730	890.3	Riser, Manhole, Adjustable, ASTM, 23IN x 2IN	EACH	1	$175.00	$175.00
56748	890.3	Cleanout Lid, Sewer, Round, 13IN x 1-3/4IN	EACH	510	$34.02	$17,352.44
56751	890.3	Cleanout Ring, Sewer, Round, 13IN x 1-3/4IN	EACH	510	$40.87	$20,841.59
56754	340.6	Hydrant, Fire, AWWA C502, 36IN	EACH	44	$2,030.91	$89,359.86
56757	340.6	Hydrant, Fire, AWWA C502, 42IN	EACH	46	$2,085.51	$95,933.27
56760	340.6	Hydrant, Fire, AWWA C502, 48IN	EACH	26	$2,140.11	$55,642.75
56763	340.6	Hydrant, Fire, AWWA C502, 54IN	EACH	10	$2,194.71	$21,947.06
56805	340.6	Hydrant, Fire, Repair Kit, Safety Flange, 5-1/4IN AWWA C502, Kennedy K-81A	SET	2	$228.57	$457.14
56806	340.6	Hydrant, Fire, Repair Kit, all Mueller	KIT	2	$156.25	$312.50
56818	340.6	Hydrant, Fire, Extention Kit, Mueller Super 12IN	KIT	1	$343.75	$343.75
56824	340.6	Hydrant, Fire, Repair Kit, CLOW, 6" ext 5 1/4 MED, R1620664	EACH	3	$467.29	$1,401.87
56825	340.6	Hydrant, Fire, Repair Kit, CLOW, 12" ext 5 1/4 MED, R1620665	EACH	2	$545.66	$1,091.32
56886	670.75	Valve, Dble Detector Check Backflow Preventor, Fit with CFM/GPM 5/8IN Meter w/Preventor on Down Steam Side, FP, 4IN, ANSI/AWWA C550-C509-C506, ANSI 1015, UCS FCCCHR approved, Wilkins 350 DA-OS&Y	EACH	24	$1,740.32	$41,767.58
56889	670.75	Valve, Dble Detector Check Backflow Preventor, Fit with CFM/GPM 5/8IN Meter w/Preventor on Down Steam Side, FP, 6IN, ANSI/AWWA C550-C509-C506, ANSI 1015, UCS FCCCHR approved, Wilkins 350 DA-OS&Y	EACH	24	$2,666.84	$64,004.21
56892	670.75	Valve, Dble Detector Check Backflow Preventor, Fit with CFM/GPM 5/8IN Meter w/Preventor on Down Steam Side, FP, 8IN, ANSI/AWWA C550-C509-C506, ANSI 1015, UCS FCCCHR approved, Wilkins 350 DA-OS&Y	EACH	10	$4,849.58	$48,495.79
56895	890.44	Strainer, Meter, Brass, 3IN Z Plate Strainer	EACH	1	$600.00	$600.00
56898	658.34	Strainer, Meter, Brass, ANSI/AWWA C700-77, 4IN	EACH	2	$725.00	$1,450.00
56910	890.44	Jack, Meter, Support, Steel 2IN	EACH	38	$152.94	$5,811.76
56913	890.44	Jack, Meter, Support, Steel 1IN	EACH	50	$100.00	$5,000.00
56932	658.46	Pipe, DI, CJ/PE, with Gasket, Without Accessories 4" X 20'	EACH	37	$39.56	$1,463.84
56934	658.46	Pipe, DI, Class 50, AWWA C151, C104, C111, Compression Joint/Plain End, with Gasket, 6IN x 20FT	EACH	61	$27.05	$1,649.80
56937	658.46	Pipe, DI, Class 50, AWWA C151, C104, C111, Compression Joint/Plain End, with Gasket, 8IN x 20FT	EACH	42	$35.61	$1,495.59
56940	658.46	Pipe, DI, Class 50, AWWA C151, C104, C111, Compression Joint, Plain End, with Gasket, 10 IN x 20 FT	EACH	1	$42.51	$42.51
56943	658.46	Pipe, DI, Class 50, AWWA C151, C104, C111, Compression Joint/Plain End, with Gasket, 12IN x 20FT	EACH	1	$54.59	$54.59
56949	658.46	Pipe, DI, Class 50, AWWA C151, C104, C111, Compression Joint, Plain End, with Gasket, 16IN x 20FT	EACH	1	$88.33	$88.33
56991	658.8	Pipe, Galvanized, Steel, Threaded Both Ends, All Threads Protected, Furnished with Coupling, Standard Weight, 1IN x 21FT	EACH	1	$64.98	$64.98
56994	658.8	Pipe, Galvanized, Steel, Threaded Both Ends, All Threads Protected, Furnished with Coupling, Standard Weight, 1-1/4IN x 21FT	EACH	4	$91.91	$367.62
56997	658.8	Pipe, Galvanized, Steel, Threaded Both Ends, All Threads Protected, Furnished with Coupling, Standard Weight, 1-1/2IN x 21FT	EACH	6	$103.76	$622.59
57000	658.8	Pipe, Galvanized, Steel, Threaded Both Ends, All Threads Protected, Furnished with Coupling, Standard Weight, 2IN x 21FT	EACH	1	$144.53	$144.53
57003	658.8	Pipe, Galvanized, Steel, Threaded Both Ends, All Threads Protected, Furnished with Coupling, Standard Weight, 2-1/2IN x 21FT	EACH	1	$10.92	$10.92
57006	658.8	Pipe, Galvanized, Steel, Threaded Both Ends, All Threads Protected, Furnished with Coupling, Standard Weight, 3IN x 21FT	EACH	3	$15.33	$45.99
57009	658.8	Pipe, Galvanized, Steel, Threaded Both Ends, All Threads Protected, Furnished with Coupling, Standard Weight, 4IN x 21FT	EACH	1	$564.04	$564.04

57012	658.8	Pipe, Galvanized, Steel, Threaded Both Ends, All Threads Protected, Furnished with Coupling, Standard Weight, 3/4IN x 21FT	EACH	1	$47.93	$47.93
57024	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 1IN x 20FT	EACH	61	$21.20	$1,293.20
57027	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 2IN x 20FT	EACH	38	$43.40	$1,649.20
57030	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 1/2IN x 20FT	EACH	41	$11.60	$475.60
57033	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 1-1/2IN x 20FT	EACH	27	$33.40	$901.80
57036	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 2-1/2IN x 20FT	EACH	3	$74.20	$222.60
57039	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 3/4IN x 20FT	EACH	60	$13.60	$816.00
57042	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 1-1/4IN x 20FT	EACH	15	$27.00	$405.00
57045	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 4IN x 20FT	EACH	27	$119.80	$3,234.60
57048	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 3IN x 20FT	EACH	7	$88.60	$620.20
57054	658.6	Pipe, PVC, SDR26, Gravity Sewer, with Gasket, Green, 6IN x 14FT	EACH	357	$116.90	$41,733.30
57057	658.6	Pipe, PVC, SDR26, Gravity Sewer, with Gasket, Green, 8IN x 14FT	EACH	131	$211.54	$27,711.74
57060	658.6	Pipe, PVC, SDR26, Gravity Sewer, with Gasket, Green, 10IN x 14FT	EACH	1	$329.28	$329.28
57063	658.6	Pipe, PVC, SDR 18, C900, Green, 6IN X 20FT	EACH	8	$280.80	$2,246.40
57064	658.6	Pipe, PVC, C900, Green, 8IN x 20 FT	EACH	6	$481.20	$2,887.20
57066	658.6	Pipe, PVC, SDR 18, C900, Green, 12IN X 20FT	EACH	1	$1,016.60	$1,016.60
57069	658.6	Pipe, PVC, SDR 21 Class 200, with Integral Bell and Spigot Joints, 0, ASTM D1784/D2241, 2IN x 20FT, Safety Blue with Light Color Stabilant	EACH	24	$31.00	$744.00
57072	658.6	Pipe, PVC, SDR 18 Class 150, with Integral Bell and Spigot Joints, ANSI/AWWA C900, 4IN x 20FT, Safety Blue with Light Color Stabilant	EACH	2	$137.40	$274.80
57075	658.6	Pipe, PVC, SDR 18 class 150, with Integral Bell and Spigot Joints, ANSI/AWWA C900, 6IN x 20FT, Safety Blue with Light Color Stabilant	EACH	2	$280.80	$561.60
57078	658.6	Pipe, PVC, SDR 18 Class 150, with Integral Bell and Spigot Joints, ANSI/AWWA C900, 8IN x 20FT, Safety Blue with Light Color Stabilant	EACH	4	$481.20	$1,924.80
57084	658.6	Pipe, PVC, SDR 26 Class 160, with Integral Bell and Spigot Joints, ANSI/AWWA C900, ASTM D1784/D2241, 2IN x 20FT, Pantone Purple 522C with Light Color Stabilant	EACH	1	$31.00	$31.00
57087	658.6	Pipe, PVC, SDR 18 Class 150, with Integral Bell and Spigot Joints, ANSI/AWWA C900, 4IN x 20FT, Pantone Purple 522C with Light Color Stabilant	EACH	2	$137.40	$274.80
57090	658.6	Pipe, PVC, SDR 18 Class 150, with Integral Bell and Spigot Joints, ANSI/AWWA C900, 6IN x 20FT, Pantone Purple 522C with Light Color Stabilant	EACH	1	$280.80	$280.80
57102	658.6	Pipe, PVC, Schedule 40, White, Solvent Weld Bell, 6IN x 20FT	EACH	3	$148.60	$445.80
57105	720.64	Pump, Sump, Centrifugal, Submersible, 1-1/2IN Discharge, 1/3HP, Oil Filled Motor, 115 Volt, External Switch, 10FT Repl Cord, Hydromatic #SD33A1	EACH	4	$1,000.00	$4,000.00
57240	515.82	Sprinkler, 4IN Pop-Up, 3/4IN Inlet, 40 Degree - 360 Degree, SS Riser, Potable Water, I-20-04-SS	EACH	20	$29.95	$599.08
57243	515.82	Sprinkler, 4IN Pop-Up, 3/4IN Inlet, 40 Degree - 360 Degree, SS Riser, Reclaimed Water, I-20-04-SSR	EACH	1070	$33.72	$36,084.83
57246	515.82	Sprinkler, 3-1/2IN Pop-Up, 1IN Inlet, 40 Degrees to 360 Degrees, Check Valve w/SS Riser, Reclaimed Water, I-40-04-SSR	EACH	52	$100.97	$5,250.21
57249	515.82	Sprinkler, 3-3/4IN Pop-Up, 1IN inlet, 40 Degrees to 360 Degrees, Check Valve w/SS Riser, Reclaimed Water, I-25-04-SSR	EACH	156	$64.39	$10,044.97
57330	515.82	Sprinkler, Adapter, Rainbird, #PA-8, 1/2IN NPT	EACH	5	$1.17	$5.86
57336	515.82	Nozzle, Rainbird, #1800-10H, Half Circle Top Color Coded, 25/bag	EACH	4	$27.87	$111.49
57339	515.82	Nozzle, Rainbird, #1800-15Q, 25/bag	EACH	5	$27.87	$139.37
57342	515.82	Nozzle, Rainbird, #1800-15H, 25/bag	EACH	6	$27.87	$167.24
57345	515.82	Nozzle, Rainbird, #1800-15F, 25/bag	EACH	4	$27.87	$111.49
57351	515.82	Nozzle, Rainbird, #1800-15CST, 25/bag	EACH	3	$27.87	$83.62
57360	515.82	Nozzle, Rainbird, #1800-12H, 25/bag	EACH	13	$27.87	$362.36
57366	515.82	Sprinkler, Rainbird #1802, 2IN	EACH	22	$3.76	$82.69
57372	515.82	Sprinkler, Rainbird #1804, 4IN	EACH	239	$1.69	$403.83
57373	515.82	Sprinkler, Rainbird #1806, 6IN	EACH	525	$4.15	$2,178.45
57376	515.82	Sprinkler, Rainbird #1812, 12IN	EACH	62	$8.32	$515.95
57415	658.6	Tubing, 1 1/2IN, DR-9, CTS, Blue, 250 PSI, 100FT/ Roll	ROLL	1	$1.27	$1.27
57420	658.6	Tubing, 20IN x 300FT, Encasement, Clow F-191, Trumball Industries	ROLL	1	$184.00	$184.00
57426	658.6	Tubing, Polyethylene, 3/4IN x 100FT, Water Service, Blue	ROLL	330	$32.00	$10,560.00
57428	658.6	Tubing, Polyethylene, 1IN x 100FT, Blue	ROLL	40	$55.00	$2,200.00
57429	658.6	Tubing, Polyethylene, 1IN x 100FT, Water Service, Purple	ROLL	20	$55.00	$1,100.00

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57432	658.6	Tubing, Polyethylene, 2IN X 100FT, Purple	EACH	2	$184.00	$368.00
57435	658.6	Tubing, Polyethylene, 2IN X 100FT, Blue	EACH	10	$184.00	$1,840.00
57437	658.6	Tubing, High Density Polyethylene, 2IN, SDR-11, IPS Blue Stripe, 500FT/ Roll	ROLL	51	$975.00	$49,725.00
57456	670.7	Valve, 2IN MIPT Inlet x 2IN FIPT Outlet, Ball, Curb Stop, T Head, Ford B81-777	EACH	212	$288.22	$61,102.09
57459	670.7	Valves, 1IN, Corporation Stop, CC Inlet x Copper Tube Size, Compression Outlet, with Set Screw Locking Tube Nut	EACH	186	$49.41	$9,190.83
57462	670.7	Valves, 3/4IN, Corporation Stop, CC Inlet x Copper Tube Size, Compression Outlet, with Set Screw Locking Tube Nut, Mueller P15008	EACH	390	$32.75	$12,772.50
57465	670.7	Curb Stop, 3/4IN, Ball Valve, FIPT x Copper Tubing, Compression Outlet, with Set Screw Locking Tube Nut, Full Port, Locking Wings, P-25170 Mueller	EACH	825	$60.34	$49,777.99
57468	670.7	Curb Stop, 1IN, Ball Valve, FIPT x Copper Tubing, Compression Outlet, with Set Screw Locking Tube Nut, Full Port, Locking Wings	EACH	256	$91.52	$23,429.57
57471	670.7	Curb Stop, 3/4IN, Ball Valve, Full Port, FIPT x FIPT, Locking Wing, Short Pattern	EACH	7	$53.63	$375.41
57474	670.7	Curb Stop, 3/4IN, Ball Valve, Full Port, FIPT x FIPT, Locking Wing, Long Pattern	EACH	55	$35.73	$1,965.05
57477	670.7	Curb Stop, 1IN, Ball Valve, Full Port, FIPT x FIPT, Locking Wing, Regular Pattern	EACH	11	$82.21	$904.27
57480	670.7	Curb Stop, 1-1/2IN, Ball Valve, Full Port, FIPT x FIPT, Locking Wing, Regular Pattern	EACH	31	$199.43	$6,182.48
57483	670.7	Valve, 3/8IN, FIPT x FIPT, Ball, Bronze, Full Port, Straight Handle, 90 Degree Shut Off	EACH	1	$5.63	$5.63
57486	670.7	Valve, 1/2IN, Ball, Bronze, Full Port, Straight Handle, 90 Degree Shut Off, 90 Degree Shut Off	EACH	9	$5.89	$53.04
57489	670.7	Valve, 3/4IN FIPT x FIPT, Ball, Bronze, Full Port, Straight Handle, 90 Degree Shut Off	EACH	21	$7.77	$163.09
57492	670.7	Valve, 1IN FIPT, Ball, Bronze, Full Port, Straight Handle, 90 Degree Shut Off	EACH	8	$16.33	$130.64
57498	670.7	Valve, 1-1/2IN FIPT, Ball, Bronze, Full Port, Straight Handle, 90 Degree Shut Off	EACH	5	$40.19	$200.94
57501	670.7	Valve, 2IN FIPT, Ball, Bronze, Full Port, Straight Handle, 90 Degree Shut Off	EACH	10	$55.99	$559.88
57504	670.71	Valve, 12IN, Butterfly, Cast Iron Body, MJ/MJ, Direct Burial, Single or Two Piece Type 304 Stainless Steel Shaft, Epoxy Coated, AWWA C504, Class 150B,	EACH	1	$1,882.35	$1,882.35
57507	670.71	Valve, 16IN, Butterfly, Cast Iron Body, MJ/MJ, Direct Burial, Single or Two Piece Type 304 Stainless Steel Shaft, Epoxy Coated, AWWA C504, Class 150B,	EACH	1	$3,470.59	$3,470.59
57525	670.7	Valve, Double Check Assembly, Top Load 1IN	EACH	124	$171.00	$21,204.00
57528	670.75	Valve, Double Check Backflow Preventor, Resilient Seat, FP, 90 Deg Shut Off with Straight Handle, 2IN, ANSI/AWWA C510 92-C51 92, C509, USC FCCCHR approved, Wilkins 950XLT	EACH	35	$478.00	$16,730.00
57531	670.75	Valve, Double Check Backflow Preventor, Outside Stem and Yoke, Resilient Wedge Shut Off Valves, 3IN, ANSI/AWWA C510 92-C51 92, C509, USC FCCCHR approved, Wilkins 350-OS&Y	EACH	7	$1,357.58	$9,503.05
57534	670.75	Valve, Double Check Backflow Preventor, Outside Stem and Yoke, Resilient Wedge Shut Off Valves, 4IN, ANSI/AWWA C510 92-C51 92, C509, USC FCCCHR approved, Wilkins 350-OS&Y	EACH	10	$1,537.39	$15,373.89
57537	670.75	Valve, Double Check Backflow Preventor, Outside Stem and Yoke, Resilient Wedge Shut Off Valves, 6IN, ANSI/AWWA C510 92-C51 92, C509, USC FCCCHR approved, Wilkins 350-OS&Y	EACH	1	$2,403.09	$2,403.09
57540	670.75	Valve, Double Check Backflow Preventor, Outside Stem and Yoke, Resilient Wedge Shut Off Valves, 8IN, ANSI/AWWA C510 92-C51 92, C509, USC FCCCHR approved, Wilkins 350-OS&Y	EACH	1	$4,512.80	$4,512.80
57543	670.7	Valve, Double Check Assembly, Top Load 3/4 IN 950 XL3	EACH	892	$157.22	$140,242.22
57546	670.75	Valve, Double Check Backflow Preventor, Top Loading, Resilient Seat, FP, 90 Deg Shut Off with Straight Handle, 1-1/2IN, ANSI/AWWA C510 92-C51 92, C509, USC FCCCHR approved, Wilkins 950XLT	EACH	28	$350.83	$9,823.33

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57549	670.7	Valve, Backflow Preventer, Resilient Seat, FP, 90 Deg Shut Off, Straight Handle, 1IN, ANSI/AWWA C550, C510-92, C511 AND C509, USC FCCCHR approved, Wilkings 975-XL	EACH	30	$236.37	$7,091.00
57552	670.7	Valve, Backflow Preventer, Resilient Seat, FP, 90 Deg Shut Off, Straight Handle, 2", ANSI/AWWA C550, C510-92, C511 AND C509, USC FCCCHR approved, Wilkins 975-XL	EACH	12	$597.00	$7,164.00
57555	670.75	Valve, Backflow Preventer, Outside Stem and Yoke Resilient Wedge Shut Off, RP, 3IN, ANSI/AWWA C550, C510-92, C511 AND C509, USC FCCCHR approved, Wilkins 375-OS&Y	EACH	4	$1,553.00	$6,212.00
57558	670.75	Valve, Backflow Preventer, Outside Stem and Yoke Resilient Wedge Shut Off, RP, 4IN, ANSI/AWWA C550, C510-92, C511 AND C509, USC FCCCHR approved, Wilkins 375-OS&Y	EACH	2	$2,004.00	$4,008.00
57567	670.7	Valve, Backflow Preventer, Resilient Seat, FP, 90 Deg Shut Off, Straight Handle, 1-1/2IN, ANSI/AWWA C550, C510-92, C511 AND C509, USC FCCCHR approved, Wilkins 975-XL	EACH	16	$496.11	$7,937.78
57570	670.7	Valve, Backflow Preventer, Resilient Seat, FP, 90 Deg Shut Off, Straight Handle, 3/4IN, ANSI/AWWA C550, C510-92, C511 AND C509, USC FCCCHR approved, Wilkins 975-XL	EACH	93	$227.22	$21,131.67
57615	670.7	Valve, 2IN MIPT Ends, Gate, Bronze, Screw in Bonnet, Non-Rising Stem, Solid Wedge Disc, Integral Seat	EACH	3	$92.54	$277.62
57636	670.75	Valve, 4IN, Gate, Iron Body, Resilent Wedge, Non-Rising Bronze Stem, 2IN Operating Nut, Epoxy Coated, AWWA C111, C509, C550	EACH	26	$521.41	$13,556.74
57639	670.75	Valve, 6IN, Gate, Iron Body, Resilent Wedge, Non-Rising Bronze Stem, 2IN Operating Nut, Epoxy Coated, AWWA C111, C509, C550	EACH	109	$665.36	$72,524.10
57642	670.75	Valve, 8IN, Gate, Iron Body, Resilent Wedge, Non-Rising Bronze Stem, 2IN Operating Nut, Epoxy Coated, AWWA C111, C509, C550	EACH	9	$1,059.76	$9,537.85
57648	670.75	Valve, 2IN, Gate, Iron Body, Non-rising Bronze Stem with 2IN operating Nut, Iron Pipe Thread, Resilient Wedge, AWWA C509	EACH	205	$318.20	$65,230.11
57654	670.75	Valve, 3IN, Gate, Iron Body, Non-Rising Bronze Stem with 2IN Operating Nut, Iron Pipe Thread, Resilient Wedge, AWWA C509	EACH	2	$523.62	$1,047.24
57660	670.75	Valve, 3IN, Gate, Iron Body, Outside Stem & Yoke, Resilient Wedge, Bronze Stem, Epoxy Coated, 125 drilling Pattern, AWWA C509, C550	EACH	11	$414.95	$4,564.42
57663	670.75	Valve, 4IN, Gate, Iron Body, Outside Stem & Yoke, Resilient Wedge, Bronze Stem, Epoxy Coated, 125 drilling Pattern, AWWA C509, C550	EACH	8	$456.00	$3,648.00
57666	670.75	Valve, 6IN, Gate, Iron Body, Outside Stem & Yoke, Resilient Wedge, Bronze Stem, Epoxy Coated, 125 drilling Pattern, AWWA C509, C550	EACH	3	$666.13	$1,998.38
57669	670.75	Valve, 8IN, Gate, Iron Body, Outside Stem & Yoke, Resilient Wedge, Bronze Stem, Epoxy Coated, 125 drilling Pattern, AWWA C509, C550	EACH	1	$1,009.00	$1,009.00
57672	670.75	Valve, Tapping, MJ/Flange, 4"	EACH	6	$657.78	$3,946.70
57675	670.75	Valve, Tapping, MJ/Flange, 6"	EACH	38	$929.18	$35,309.02
57678	670.75	Valve, Tapping, MJ/Flange, 8"	EACH	7	$1,379.29	$9,655.05
57681	670.75	Valve, Tapping, MJ/Flange, 12", C515	EACH	2	$3,141.85	$6,283.70
57690	670.69	Valves/Draincocks, Hose Bibb, 1/2IN Male Iron Pipe Thread Inlet x 3/4IN Male Hose Outlet	EACH	14	$10.88	$152.35
57693	670.69	Valves/Draincocks, Hose Bibb, 3/4IN Male Iron Pipe Thread Inlet x 3/4IN Male Hose Outlet	EACH	28	$8.26	$231.25
57733	515.82	Controller, Sprinkler, Rain Bird ESPLXME2 12 Station	EACH	4	$671.33	$2,685.33
57737	515.82	Controller, 2 Station, Battery Operated, NODE-200	EACH	51	$195.21	$9,955.55
57751	515.82	Solenoid, Latching, TBOS Potted, Rainbird, K80920	EACH	23	$39.93	$918.41
57755	515.82	Module, 3 Station, Rain Bird, ESP-SM3 Module	EACH	19	$50.16	$953.06
57762	515.82	Coupler Key, Rainbird #44K	EACH	9	$121.86	$1,096.76
57765	515.82	Module, 6 Station, Rain Bird, ESP-SM6 Module	EACH	11	$90.37	$994.05
57777	515.82	Valve, Quick Coupling, 1IN, #44VC	EACH	10	$175.94	$1,759.43
57783	515.82	Valve, Electrical, Solenoid, 3IN PVC	EACH	22	$256.91	$5,651.98
57786	515.82	Valve, Electrical, Solenoid, Offset Flow, PVC, 2IN	EACH	3	$142.70	$428.10
57792	515.82	Valve, Electric, Brass, 1-1/2IN, Rainbird	EACH	11	$334.38	$3,678.17
57795	515.82	Valve, Electric, Brass, 2IN, Rainbird	EACH	46	$399.13	$18,359.82
57798	515.82	Valve, Electric, Brass, 1IN, Rainbird	EACH	9	$211.25	$1,901.28
57804	515.82	Valve Box, Square, Plastic, with Cover, Green, 12IN x 17IN	EACH	14	$26.88	$376.32
57807	515.82	Valve Box, Irrigation, Round, Green, 6IN	EACH	2	$9.64	$19.28
57810	515.82	Valve Box, Irrigation, Plastic, Locking Top, Round, 10IN, Green	EACH	8	$10.34	$82.72

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57813	515.82	Valve Box, Irrigation, Plastic, Locking Top, Round, 10IN, Pantone Purple, OLD CASTLE	EACH	173	$38.18	$6,605.14
57816	670.7	Valves, 2IN Male Corporation Thread, Inlet; 2IN FIPT, Outlet, Corporation Stop	EACH	1	$226.36	$226.36
57819	670.7	Valves, 2IN x 1IN, Air and Vacuum Relief, Valve Matic # VM801A	EACH	1	$2,315.29	$2,315.29
57820	670.75	Valve, Air Release, 1IN, 300 PSI, 22.9DISV, Val-Matic	EACH	5	$445.88	$2,229.41
58209	450.03	Adhesive, M-1, Pro Ring, 28oz., PRM1A	QUART	2	$15.56	$31.12
58278	150.12	Cement, Portland Type, I & Type II, Type GU, 94 LB bag, Argos Brand	BAG	63	$14.58	$918.54
58281	150.12	Cement, Speedcrete, Red Line, 50 LB TR5101650 (No Substitutes)	BAG	4	$24.44	$97.76
58284	150.12	Cement, Hydraulic, Fast Set, 50lb Pail, ProSpec	EACH	331	$31.77	$10,515.87
58290	210.11	Block, Thrust, Precast Concrete, 24IN High by 42IN Wide by 8IN Thick Overall, per drawing no. 5303-2, dated October 1988	EACH	202	$42.00	$8,484.00
58611	220.18	Gauge, Pressure, 1/4IN National Pipe Thread, Lower Mount, Brass Inlet, 2-1/2IN Steel Case, Bronze Bourdon Tube, 0-60 PSI Range	EACH	4	$14.12	$56.47
58614	220.18	Gauge, Pressure, 1/4IN National Pipe Thread, Lower Mount, Brass Inlet, 2-1/2IN Steel Case, Bronze Bourdon Tube, 0-100 PSI Range, Dixon #GL330	EACH	1	$10.80	$10.80
58785	460.3	Hose, Air High Pressure, 1/4" ID x 25', PAV25	EACH	1	$92.00	$92.00
58914	832.23	Tape, Warning Marker, Locating, Underground Utility, Laminated Vinyl Encased .5 mil Aluminum Foil, Acid Alkali and Solvent Resistant, Safety Blue, Imprinted CAUTION WATER LINE BURIED BELOW	ROLL	10	$15.46	$154.59
58920	832.23	Taper, Warning, Marker, Locating, Underground Utility, Lam Vinyl Encased .5 mil Alum Foil, Acid, Alkali and Solvent Resistant, Safety Brown, CAUTION TREATED WASTE WATER LINE BURIED BELOW	ROLL	1	$21.93	$21.93
58929	832.72	Tape, Pipe, Thread Seal, White Teflon, Chemically Inert, 3/4IN x 520FT, MIL-SPEC-T-2TT30A	ROLL	646	$0.95	$613.70
58954	280.24	Wire, Electrical, Solid, # 10, Blue, 500FT Roll, Southwire 11598001, 4WYZ4	ROLL	43	$132.76	$5,708.88
59130	350.6	Flag, Assorted Colors, Marking flags, 4" X 5", 21" Wire Staff (Blue, Green, Purple) Order 15 Cases Blue, 8 Cases Green, 6 Cases Purple	BUNDLE	746	$10.12	$7,547.76
59145	220.18	Gauge, Pressure, 1/4IN National Pipe Thread, Lower Mount, Stainless Steel, Inlet, 2-1/2IN Stainless Steel Case, Stainless Steel Bourdon Tube, Liquid Filled, 0-100 PSI Range	EACH	9	$14.12	$127.06
60499	630.64	Paint, Spray, Sand, 12 Oz., Rustoleum, 7771830	CASE	44	$50.04	$2,201.76
60717	445.91	Water Shut Off, Tool, Reed #PES01	EACH	16	$64.72	$1,035.48
60723	445.91	Wrench, Mechanical, 2 Sided, 1 1/4" x 1 1/16", Trumbull 364-9982	EACH	17	$76.28	$1,296.76
60789	445.46	Level, Utility, Three Glass Covered Replaceable Vials, 9IN Aluminum Body, Magnetic V Grooved Edge	EACH	4	$16.25	$65.00
60816	445.46	Level, Line, Aluminum Body, with Line Hooks	EACH	3	$2.78	$8.34
60834	445.29	Extractor, Screw, Extractor, Pipe, Carbon Steel, Straight Flute, Drive Type, Overall Length 3-1/2IN, 1IN	EACH	1	$49.89	$49.89
60837	445.29	Extractor, Screw, Extractor, Pipe, Carbon Steel, Straight Flute, Drive Type, Overall Length 3-1/2IN, 3/4IN	EACH	2	$47.06	$94.12
60849	445.91	Wrench, Pipe, Heavy Duty, Replaceable Jaws, 18IN length, 2-1/2IN Capacity, 0266315	EACH	6	$38.80	$232.80
61101	445.91	Wrench, Adjustable, One Hand, 1-1/4IN, Crescent, Reed 02281	EACH	48	$108.39	$5,202.64
61119	445.91	Wrench, Adjustable, 18IN	EACH	1	$84.92	$84.92
61143	445.91	Wrench, Fire Hydrant, Spanner, Adjustable, P66602	EACH	20	$25.61	$512.24
61146	445.91	Wrench, Fire Hydrant, Tamper Proof, Mueller 175528	EACH	3	$139.69	$419.08
61200	445.91	Wrench, Pipe, Heavy Duty, Replaceable Jaws, 12IN length, 2IN capacity, 0266313	EACH	5	$35.18	$175.88
61434	305.6	Tape, Measuring, Open Reel Case, 1/2IN x 100FT, 2119996	EACH	10	$15.29	$152.94
62016	285.23	Connector, Direct Burial, Ideal Twister	EACH	437	$2.25	$983.25
62106	280.24	Wire, Electrical, Solid, #12 Gauge, 500 Ft., White	ROLL	2	$130.00	$260.00
62124	280.24	Wire, Electrical, Stranded, #12 Gauge,THHN, 500 Ft., White	ROLL	2	$150.00	$300.00
62133	280.24	Wire, Electrical, Stranded, #12 Gauge, THHN, 500 Ft., Green	ROLL	1	$140.00	$140.00
62136	280.24	Wire, Electrical, Stranded, #12 Gauge, THHN, 500 Ft, Black	ROLL	2	$150.00	$300.00
62268	515.82	Wire, Irrigation, Electrical, #14 UF, White, 500Ft/RL	ROLL	7	$91.75	$642.25
62274	515.82	Wire, Irrigation, Electrical, #14 UF, Red, 500Ft/RL	ROLL	4	$185.00	$740.00
62277	515.82	Wire, Irrigation, Electrical, #14 UF, Red 2500FT/RL	ROLL	5	$925.00	$4,625.00
63036	405.31	Bore Jell, Gelatin Slicing Agent, Baroid Bore-Gel, Horizontal Boring Fluid, No Substitute,Gorman # 04770, 526-0931, 48 bags per pallet	EACH	477	$22.95	$10,947.15
66156	890.4	Valve Box, Square, Plastic, with Cover, Purple, 12IN x 17IN, Brooks 1419	EACH	74	$30.40	$2,249.43

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90181	670.58 Gasket, Field LOK, 8"	EACH	34	$136.54	$4,642.25
				Total Bid Price	$3,538,285.41

CSP BPA FORM

City of St. Petersburg

BLANKET PURCHASE AGREEMENT

PURCHASE ORDER NO	REVISION	DATE
273301	1	15-NOV-2024

This Purchase Order No must appear on all invoices, packing lists and correspondence related to this order.

SHIP TO:

CONSOLIDATED WAREHOUSE - INVENTORY ONLY
CITY OF ST PETERSBURG
327 17TH ST N
Saint Petersburg, FL 33713
United States

VENDOR: **VENDOR NO:** 107902

Core & Main LP
6525 US HWY 301 N
Tampa , FL 33610

BILL TO:

FINANCE DEPARTMENT ACCOUNTS PAYABLE
CITY OF ST PETERSBURG
PO BOX 1257
Saint Petersburg, FL 33731
United States

Blanket Purchase Agreement Do Not Ship

Description:	Water & Wastewater Supplies (CW)
Effective:	15-NOV-2024
End Date:	30-NOV-2027
Buyer/Phone:	Adam Williams / 727-551-3186
Email:	adam.williams@stpete.org
Vendor/Phone:	Gus McCloud / (813) 623-3343
Ship Via:	Best Way
Freight Terms:	Prepaid
Terms:	Immediate
FOB:	FOB Destination
Agreed Amount:	$12,000,000.00

Supplier Notes: This Agreement covers 890-65 Water & Wastewater Supplies effective November 15th 2024 through November 30, 2027 with one, three year renewal. The amount of all releases shall not exceed $13,800,000

LINE	DESCRIPTION	UOM	UNIT PRICE

State Sales Tax Exemption Number 85-8012740154C-1
Federal Employer ID Number 59-6000424

Stephanie Swinson
Procurement Director

To report fraudulent or unethical behavior, contact EthicsPoint, Inc. at 1-888-236-7053 or www.ethicspoint.com. For grievance related to a specific solicitation, please adhere to the dispute and complaint instructions in the solicitation document.

Acceptance and Acknowledgement:

Please log in to the iSupplier Portal and acknowledge acceptance of the terms and conditions of this agreement and all change notices.

Once logged in, follow the steps outlined below to acknowledge this purchase order:
1. Click on 'Orders' tab
2. Select 'Purchase Orders to Acknowledge' from the View Menu
3. Select the specific purchase order
4. Click the 'Acknowledge' button
5. Select 'Accept Entire Order'
6. On next screen, click 'Submit'

If login information is unknown or difficulties are experienced please contact Registration@stpete.org for assistance.

Blanket Purchase Agreement Do Not Ship

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, FCCM, Procurement Services Director

FROM: Anela Saday, CPPB, NIGP-CPP, FCCM, Senior Procurement Analyst

DATE: 05/12/2026

SUBJECT: Award File No. 260148-C-AS, Water Meter Installation and Replacement Services, Utilizing St. Johns County Contract No. IFB-2054 (General Services Agreement No. 25-GSA-HST-20804)

RECOMMENDATION:

Award File No. 260148-C-AS, Water Meter Installation and Replacement Services, Utilizing St. Johns County Contract No. IFB-2054 (General Services Agreement No. 25-GSA-HST-20804) with HST Utility, Inc. (HST), in an estimated total amount not to exceed $475,000, for the Public Services Department – Water and Wastewater Utilities Divisions.

BACKGROUND:

On March 12, 2025, St. Johns County awarded Contract No. IFB-2054 (General Services Agreement No. 25-GSA-HST-20804). The purpose of this contract is to provide water meter installation and replacement services to complete Phase I of the City's meter replacement project. The City is undertaking a 3-year phased project to replace aging water meters and prepare the City for the future move to advanced metering infrastructure (AMI) to modernize meter reading and the utility billing process. Phase I, beginning in FY26, will replace approximately 4,500 residential and commercial meters in ¾" and 1" sizes, starting with the oldest meters in the City. The installation will include updating check valves for backflow prevention and moving the City to a cross-connection control program pursuant to Florida Department of Environmental Protection (FDEP) requirements. Staff researched meter installation companies and reviewed pricing from several firms and deemed the contract pricing offered by HST through use of St. Johns County Contract to be most favorable for the services the City requires in Phase I of the project. HST is a professional installation company that successfully completed projects of similar size and scope for numerous Florida utilities. This project is an important part of the City's utility revenue recovery

efforts and enabled the City to reduce the rate increases in the financial management plan adopted in Fall 2025 (see attached memo).

FUNDING: FY26 budget; account no. 402-4304-536.6300 project #WS2611 – Water-Sewer Combination Services/Improvements other than Buildings

Accepted by: _____ Attest _____
City Manager City Clerk

Public Services Department

Memorandum

Date: April 21, 2026

To: Janina Lewis, Procurement Services Director

Through: R. Thomas Kiger, Public Services Director TK

From: Darryl Vaci, Water Division Manager

Subject: Authorize Utilization of St. John's County Contract No. IFB-2054, Water Meter Installation and Replacement Program, for Installation of Water Meters and Related Equipment in the City's Phase I Meter Replacement Project

Recommendation

Authorize utilization of St. John's County Contract No. IFB-2054, Water Meter Installation and Replacement Program, to provide installation services for water meters and associated equipment by HST Utility, Inc. (HST) for the Phase I meter replacement project for the City in an estimated total amount not to exceed $475,000.

Background

The City of Tarpon Springs is undertaking a 3-year program to replace aging water meters and prepare the City for the future move to Advanced Metering Infrastructure (AMI) to modernize meter reading and the utility billing process. Phase I, starting in FY 2026, will replace approximately 4500 residential and commercial water meters in ¾" and 1" sizes at a total project cost of $2,400,000. The installation will include updating check valves for backflow prevention and moving the City to a cross-connection control program in line with FDEP requirements. The installation of water meters, backflow prevention devices, and meter boxes and lids as needed will be performed by HST, a professional installation company that has performed similar work for numerous Florida utilities. Installation prices for several firms were compared and HST's pricing is most favorable for the services required by the City in Phase I work. This $475,000 spending authorization is one of three purchasing authorizations for this project, the others being the meters and backflow assemblies, and the meter boxes and lids. This project is an important part of the utility's revenue recovery efforts, and enabled the City to reduce the rate increases in the financial management plan adopted in fall 2025.

Funding

Funds have been budgeted in the 2026 Fiscal Budget in Account 402-4304-536.6300, Project WS2611, Water-Sewer Combination Services/Improvements Other Than Buildings.

GENERAL SERVICES AGREEMENT
BETWEEN
ST. JOHNS COUNTY AND CONTRACTOR

General Services Agreement No: 25-GSA-HST-20804

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12.20.2 Pursuant to Section 287.138, Florida Statutes, effective January 1, 2025, if Contractor may access, receive, transmit, or maintain personal identifiable information under this Contract, Contractor must submit a Foreign Entity Affidavit to the County. Additionally, effective July 1, 2025, Contractor shall submit a Foreign Entity Affidavit to the County prior to any renewals or extensions of this Contract. Failure or refusal to submit a Foreign Entity Affidavit shall be cause for immediate termination of this Contract by the County. 21

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CONTRACTOR'S FINAL RELEASE AND WAIVER OF LIEN 25

This General Services Agreement ("Contract") is made this 12th day of March, 2025 (the "Effective Date") by and between **ST. JOHNS COUNTY** ("County"), a political subdivision of the State of Florida, whose principal offices are located at 500 San Sebastian View, St. Augustine, FL 32084; and **HST Utility, Inc.**, ("Contractor"), a company authorized to do business in the State of Florida, with its principal offices located at: 13703 Messina Loop Suite 202, Bradenton, FL 34211, Phone: (800)899-4858, and E-mail: Sales@hstutility.com, for **BID NO 2054 Water Meter Installation And Replacement Program.**

In consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

ARTICLE I CONTRACT DOCUMENTS

1.1 The Contract Documents

1.1.1 The Contract Documents are the documents that govern the performance of the Services, and consist of the following documents which incorporated herein by reference:

a) Fully Executed Change Orders and/or Amendments to this Contract.
b) Notice(s) to Proceed
c) Fully Executed Task Orders
d) This fully executed General Services Agreement and all Exhibits and Attachments hereto:
    a) Exhibit A – Scope of Services
    b) Exhibit B – Unit Pricing
e) Bid Documents and Bid Forms with all Addenda issued thereto for Bid No. 2054
f) Bonds and Insurance furnished by Contractor in accordance with this Contract

1.1.2 Documents not enumerated above are not Contract Documents and do not form part of this Contract. No terms, conditions, limitations or exclusions in Contractor's bid/proposal documents or invoices shall be binding upon County or become part of the Contract Documents. In the event of conflicts of discrepancies, the Contract Documents shall be interpreted in the order of precedence as listed above in Section 1.1.1. Additionally, the main body of this Agreement shall take precedence over any Exhibit, electronic documents shall govern over hard-copy documents, and fully executed documents shall govern over unsigned drafts.

1.1.3 Contractor is solely responsible for requesting instructions, interpretations or clarifications to the Contract Documents and is solely liable for any costs and/or expenses arising from its failure to do so. The Parties agree to exhaust all good faith efforts to resolve any dispute relating to the Contract Documents. Should the Contractor have any questions concerning interpretation or clarification of the Contract Documents, Contractor shall submit to the County's Representative in writing, a request for clarification that clearly and concisely sets forth the issues for which such request is sought. Such request shall be submitted to the County's Representative by the Contractor within three (3) business days of receipt of the Contract Documents, or the direction, interpretation or clarification thereof provided by the County's Representative. The County's Representative shall render a determination related to the Contractor's question or request for interpretation or clarification within five (5) business days of receipt, which determination shall be considered final and conclusive unless Contractor files a written protest to the County Representative's rendered determination within fourteen (14) calendar days of receipt thereof. Contractor's protest shall be submitted to the County's Purchasing Director ("Purchasing Director"), and shall state clearly, and in detail, the basis thereof. Failure by the Contractor to protest the County Representative's rendered determination within the timeframe above shall constitute a waiver by the Contractor of all its rights to further protest, judicial or otherwise. The Purchasing Director shall consider the Contractor's protest and render a decision thereon, in writing, within ten (10) calendar days upon receipt. If Contractor does no agree with the Purchasing Director's decision, Contractor shall deliver written notice to that effect to the County Administrator, within three (3) business days of receipt of the Purchasing Director's decision.

1.1.4 Unless otherwise directed in writing, Contractor shall, at all times, carry on the Services in accordance with the requirements of this Agreement and the determination of the County, pending resolution of any Contract Document Dispute. In no event will a dispute, the filing of a protest, claim or appeal, or the resolution or litigation thereof, relieve the Contractor from its obligations to timely perform the Services required under this Agreement and to maintain the progress schedule in accordance with this Agreement.

1.1.5 Any and all Contract Documents shall remain the property of the County. Contractor is ranted a limited license to use and reproduce applicable portions of the Contract Documents issued by the County appropriate to, and for use in,

execution of the Services. Contractor shall have the right to keep one record set of the Contract Documents upon completion of the Services; provided however, that in no event shall Contractor and/or any of Contractor's sub-contractors use, or permit to be used, any or all of such Contract Documents outside of this Agreement, without specific written consent of the County.

1.2 Definitions

Terms used within this Agreement shall have the meaning as set forth in the St. Johns County Purchasing Policy, or as specifically provided herein. Terms defined herein for specific application to this Agreement shall govern over definitions of terms provided in the SJC Purchasing Policy.

1.2.1 Applicable Laws: All local, state, and federal laws, statutes, codes, ordinances, rules and regulations in effect at the time Services are performed under this Contract.

1.2.2 Amendment: A document providing the written modification to a previously issued Contract or Agreement, adding, revising, replacing, or removing terms and conditions or provisions of the Contract or Agreement.

1.2.3 Change Order: A document, signed by both Parties, providing the written modification to a previously issued Agreement, adjusting contract price, scope of work, or completion time.

1.2.4 Claim: Any claim, liability, loss, demand, demand for arbitration, damage, lien, cause of action of any kind, obligation, responsibility, cost, expense, royalty, fee, assessment, penalty, fine, judgment, interest or award, pending or threatened, whether arising by law, contract, tort, voluntary settlement or otherwise.

1.2.5 Completion Time: The number of calendar days between commencement and completion of the Work, as provided in each Notice to Proceed for each Task Order.

1.2.6 Contract Price: The sums set forth in Exhibit "B" of this Contract shall constitute the Contract Price, as may be revised by Contract Amendment or Change Order. Unless otherwise approved by the County in writing, the Contract Price includes all taxes, including without limitation, income and withholding tax of any kind and sales tax imposed by the state or by the County and paid by Contractor or any Subcontractors with respect to sales of goods purchased for the performance of the Work.

1.2.7 Contract Term: The duration of this Contract, as may be revised by Contract Amendment.

1.2.8 County Fiscal Year: The calendar year starting October 1st through and until September 30th of the following year.

1.2.9 County Representative: The individual tasked with representing the interests of the County throughout the duration of the Contract.

1.2.10 Force Majeure Events: Those events that are not reasonably foreseeable and are beyond the control of both the County and Contractor, including acts of war, terrorist attacks, labor strikes, floods, earthquakes, epidemics, pandemics, riots, adverse weather conditions and other acts of God.

1.2.11 Jobsite: Any physical location or other place on, under, in, at or through which any aspect of the Work is performed.

1.2.12 Services: All services required by the Contract Documents, including all labor, materials, supplies, equipment and services as well as all other deliverables provided, or to be provided, by Contractor to fulfill Contractor's obligations under this Contract. The County will provide the water meters, end points, pipe, fittings, boxes, lids and replumbing materials.

1.2.13 Subcontractor: A Subcontractor is an individual, partnership, corporation, association, joint-venture or any combination thereof, which has a direct or indirect contract with Contractor to perform a portion of the Work.

1.2.14 Task Order: A separate written order to Contractor executed by the County, issued after execution of this Contract, authorizing Contractor to commence construction Work. Task Orders shall document the scope of work, price, payment schedule, performance schedule, and deliverables to be completed under the terms of this Contract. The County will compensate Contractor through a lump sum and/or not-to-exceed Task Order.

1.2.15 Work: Construction and services required by the Contract Documents, including all labor, materials, equipment and services as well as other deliverables provided, or to be provided, by Contractor to fulfill Contractor's obligations under a Task Order and in accordance with this Contract. The Work may constitute the whole or part of the Project. The County will provide the water meters, end points, pipe, fittings, boxes, lids and replumbing materials.

1.4 Disputes

1.4.1 Contractor is solely responsible for requesting instructions, interpretations or clarifications concerning the Contract Documents and is solely liable for any cost and/or expenses arising from its failure to do so. Any dispute relating to a question of fact arising under this Contract shall be resolved through good faith efforts upon the part of Contractor and the County. Unless otherwise directed in writing, Contractor shall at all times carry on the Work and maintain its progress schedule in accordance with the requirements of the Contract and the determination of the County, pending resolution of any dispute. Any dispute that is not disposed of by mutual agreement shall be decided by the County who shall reduce such decision to writing. The decision of the County shall be final and conclusive. Contractor's failure to protest the County's determination or decisions within fourteen (14) calendar days after receipt thereof shall constitute a waiver by Contractor of all its rights to further protest, judicial or otherwise.

1.4.2 In no event will a dispute, the filing of a protest, claim or appeal, or the resolution or litigation thereof, relieve Contractor from its obligations to timely perform the Work required by the Contract and to maintain the progress schedule in accordance with the Contract.

ARTICLE II THE SERVICES

2.1 Scope of Services

2.1.1 The County will provide the water meters, end points, pipe, fittings, boxes, lids and replumbing materials. Contractor shall Install yoke bar, expansion coupling, reuse meter (3/4" -1") and MXU at assigned service locations, to include programming of MXU. This installation also includes disconnecting existing irrigation from private potable service line and reconnecting (or extending service line) to designated reuse meter and service line within St. Johns County. Pricing shall include all materials other than those materials supplied by the county listed above, labor, equipment, and disposal to complete services., Service Line Survey Audit Only (Dig both sides of the meter box, Identity line types, and capture 3 photos (1 Utility Side of the box, 1 Customer Side of the box, 1 photo after), This is an indefinite quantity contract with no guarantee of a volume of service that may be required. Detailed Scope of Service in **Exhibit "A."**

2.1.2 Services performed by the Contractor shall be under the general direction of the County's Representative, who shall be determined by the SJC Utilities Department, and provided to the Contractor upon an needed basis.

2.1.3 The Contractor shall provide and perform all Services pursuant to this Agreement in accordance with generally accepted standards of professional practice and in accordance with all Applicable Laws.

2.1.4 The Contractor shall be responsible for the professional quality, technical adequacy and accuracy, timely performance, and the coordination of all data, studies, reports, memoranda, other documents and services, and materials provided or furnished by the Contractor. The Contractor shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies in the Services resulting from the negligent acts, errors, omissions or intentional misconduct of the Contractor.

2.2 Labor and Materials

2.2.1 Unless otherwise provided in the Contract Documents, Contractor shall provide and pay for all labor, supervision, materials, supplies, tools, transportation, storage, equipment and machinery, utilities (including but not limited to water, heat, fuel, light, and cooling), and all other services necessary for proper execution and completion of the Services, whether temporary or permanent and whether or not incorporated or to be incorporated in the Services. Materials, articles and equipment furnished by Contractor for incorporation into the Services shall be new unless otherwise specified in the Contract Documents.

2.2.2 Contractor shall use only competent and skilled personnel to perform and supervise the Services and shall remove from such Services any person determined to be unfit, unqualified, or acting in violation of any obligation of Contractor under this Contract. In the event a person is removed from the Services, Contractor shall promptly replace such individual

with another who is fully competent and skilled to perform the Services at Contractor's sole expense.

2.2.3 Except as otherwise required for the safety or protection of persons or the Services or property at the Jobsite or adjacent thereto, and except as otherwise stated in the Contract Documents, all Services at the Jobsite shall be performed during regular working hours, Monday through Friday. Contractor will not perform Services on a Saturday, Sunday, or any legal holiday. Contractor may perform Services outside regular working hours or on Saturdays, Sundays, or legal holidays only with the County's prior written consent, which will not be unreasonably withheld.

2.2.4 In addition, when the Services requires by Florida Statute, Contractor shall use only licensed, registered and/or certified personnel to perform the Services. Such Statutes may include, but are not limited to, Chapter 489 (Regulation of Professions and Occupations Contracting) of the Florida Statutes.

2.3 Task Orders

2.3.1 The Contractor shall submit a cost proposal and scope for each Project, in the format, as requested by the County. The Contractor shall not perform any Services under this Agreement until a task order for such Services has been executed by the Contractor's authorized representative and the County Administrator, or his authorized designee, in accordance with County Purchasing Policy. All Task Orders under this Agreement shall be issued on a form provided by the County. The task order shall set forth a description and summary of the agreed Services to be performed, the total compensation for satisfactory completion of the work to be performed, and the estimated time for completion of the Services. Any modification to an executed Task Order shall be in writing and shall be executed by the County Administrator or his authorized designee.

2.3.2 Should Contractor have any questions concerning interpretation or clarification of a Task Order or the Contract Documents, Contractor shall immediately submit to the Project Manager in writing a request for clarification that clearly and concisely sets forth the issues for which such request is sought. The County will render its determination concerning such interpretation or clarification, which determination shall be considered final and conclusive unless Contractor files a written protest pursuant to Paragraph 13.7 titled "Disputes". Contractor's protest shall state clearly and in detail the basis thereof. The County will consider Contractor's protest and render its decision thereon within twenty-one (21) calendar days. If Contractor does not agree with the County's decision, Contractor shall immediately deliver written notice to that effect to the County.

2.4 Payment of Costs

Except as otherwise expressly provided, Contractor shall pay directly all costs and expenses of the Services of any kind or nature whatsoever including but not limited to all costs of permitting, regulatory compliance, obtaining and maintaining required bonds and insurance pursuant to Article 11, payments due to Subcontractors and suppliers, legal, financial, sales, use and similar taxes on materials and equipment, transportation and storage of materials and equipment, preparation of schedules, budgets and reports and all other costs required to satisfactorily complete the Services.

2.5 Cleaning the Jobsite

Contractor shall keep its Services area(s) neat, secure and orderly during performance of the Work and shall clean up and remove all waste, rubbish and construction debris as they accumulate. Upon Completion of the Services, Contractor shall remove all waste, rubbish and debris caused from the Services from all areas as well as all tools, appliances, equipment, and machinery and surplus materials.

2.6 Access to Jobsite

The County and/or County Representative shall at all reasonable times have full access to all parts and locations of the Jobsite(s) from commencement of the Services throughout the duration of the Contract. Contractor shall take whatever steps necessary to provide such access when requested.

2.7 Utilities

If the scope of Work requires, Contractor shall, at its expense, make all arrangements necessary to secure the availability of and maintain all temporary utilities required to construct and operate Contractor's Services as required by the Contract Documents.

2.8 Taxes

Contractor shall pay all taxes, levies, duties and assessments of every nature which may be applicable to any Services under this Contract. The Contract Price and any agreed variations thereof shall include all applicable taxes imposed by law.

Contractor shall make any and all payroll deductions required by law. Contractor herein indemnifies and holds the County harmless from any liability on account of any and all such taxes, levies, duties, assessments and deductions. The indemnity provision of this section shall survive the expiration or earlier termination of this Contract. Contractor may not use the County's tax-exempt status unless specifically authorized in writing in advance.

2.9 Publicity and Advertising

2.9.1 Contractor shall not make any announcement or release any information or publish any photographs concerning this Contract or the Services or any part thereof to any member of the public, press or any official body, unless prior written consent is obtained from the County.

2.9.2 Use of the County Seal or County Logo is strictly prohibited. In accordance with, County Ordinance 92-2 and County Administrative Policy 101.3, Contractor may not manufacture, use, display, or otherwise use any facsimile or reproduction of the County Seal or Logo without express written approval of the Board of County Commissioners of St. Johns County, Florida.

2.10 County Furnished Items

2.10.1 Contractor shall obtain and pay for all permits, fees and licenses necessary and ordinary for the performance of the Services. Excluding such permits, fees and licenses, the County shall obtain all approvals, easements, and the like required for Services. The County will provide the water meters, end points, pipe, fittings, boxes, lids and replumbing materials.

2.10.2 The County shall furnish Contractor electronic copies of the Contract Documents for execution of the Services. Hard copies of the Contract Documents shall be the responsibility of Contractor. The above responsibility notwithstanding, Contractor may request a (hardcopy) set of Contract Documents from the County.

ARTICLE III CONTRACT TERM

3.1 Term

3.1.1 This Agreement shall become effective upon the date of execution by all parties, shall remain in effect for a period of Nine (9) calendar months ("Contract Term") for work area **Beacon Lake at Twin Creeks**.

This Agreement shall become effective upon the date of execution by all parties, shall remain in effect for a period of three (3) calendar years ("Contract Term"), with two (2) one (1) year renewals for the **Service Line Survey Audits Only**. This Contract may be extended, for a period of up to six (6) calendar months, for the purposes of ensuring completion of a current project and/or no gap in services during the procurement of a new Contract.

3.2 Time is of the Essence

Time is of the essence regarding each and every obligation of Contractor under this Contract. Each obligation is deemed material, and a breach of any such obligation (including a breach resulting from untimely performance) is a material breach.

3.3 Disclaimer of Consequential Damages

The County shall not be liable to Contractor, whether in contract, tort, warranty or under any statute or on any other basis, for any consequential, incidental, indirect, special, punitive or exemplary damages suffered or incurred by Contractor in connection with this Contract, even if the County has been advised of the possibility of such damages. Consequential damages shall include, by way of example and without limitation, opportunity costs, loss of use of facilities or other assets, consequential damage claims of subcontractors, lost profits, lost savings, lost business, lost bonding capacity, lost financing, lost reputation or lost goodwill.

ARTICLE IV CONTRACT PRICE AND PAYMENT

4.1 Contract Price

4.1.1 As full and complete compensation for satisfactory performance of the Services by Contractor, the County shall pay to Contractor compensation in accordance with the pricing set forth in Exhibit "B", (hereinafter the "Contract Price").

4.1.2 This is an indefinite-quantity Contract for meter changeout services. The County makes no representations or guarantees as to the quantity or value of the Work to be awarded to or performed by the Contractor. Performance of construction services shall be made only as authorized by Task Order issued by the County. The maximum amount set forth in each individual Task Order ("Contract Price") shall not exceed **five hundred thousand dollars and zero cents ($500,000.00)**, without prior approval by the Board of County Commissioners. Payment shall be made on the basis of the actual amount of Work satisfactorily performed in accordance with each individual Task Order and the terms and conditions of this Contract.

4.1.3 Unit prices included in the Contract Price are "all-inclusive", including labor, material, supervision, tools, equipment, insurance, taxes, fringe benefits, coordination, engineering, overhead, profit, performance and payment bonds, and all other items incidental to or necessary for the completion of the Services. Unit prices are fixed for the duration of the Contract and are not subject to escalation for any cause.

4.2 Progress Payments

4.2.1 Prior to Contractor's submittal of the initial Application for Payment, Contractor shall have delivered Insurance Certificate(s) evidencing coverages in accordance with Article 11. The County will not make any payment to Contractor until Contractor has complied with this requirement.

4.2.2 On or before the tenth (10th) day of each calendar month, Contractor shall submit an Application for Payment to the County Representative in such form and manner, and with such supporting data and content, as the County Representative may require. Such Application for Payment shall be based on the amount of Services completed during the payment period which is defined as the first day of the preceding calendar month through the last day of the preceding calendar month. The County Representative will review the Application for Payment to determine whether the quantity and quality of the Services is as represented in the Application for Payment and thereafter confirm to the County the amount properly owing to Contractor. Upon receipt by the County of the County Representative's recommendation for payment, payments will be made in accordance with the Local Government Prompt Payment Act (Sections 218.70-218.80 of the Florida Statutes) less such amounts, if any, otherwise owing by Contractor to the County or which the County shall have the right to withhold. Any Application for Payment determined by the County not to be suitable for payment shall be modified and processed in accordance with the County's assessment.

4.2.3 In the event any dispute with respect to any payment or Application for Payment cannot be resolved between Contractor and the County Representative, Contractor may demand in writing a meeting with and review by the County's Director of Purchasing and Contracts. Such meeting and review shall occur within ten (10) business days of receipt by the County of Contractor's written demand. The Director of Purchasing and Contracts shall issue a written decision on the dispute within ten (10) business days of such meeting. This decision shall be deemed the County's final decision for the purpose of the Local Government Prompt Payment Act.

4.3 Application for Payment

4.3.1 Contractor may make Application for Payment, at intervals of not more than once a month for Work satisfactorily completed. Each Application for Payment shall clearly include:

a) The Contract Number;
b) A unique Application for Payment number;
c) Contractor's legal name and address;
d) Taxpayer identification number (Contractor's federal employer identification number);
e) Brief description of the completed Services, in accordance with Contractor's Schedule of Values;
f) The original Contract Price including approved Change Order amounts; and,
g) Preferred remittance address, if different from the mailing address.

4.3.2 The County may require any other information from Contractor that the County deems necessary to verify Contractor's Application for Payment. No later than ten (10) days after execution of this Contract or Notice to Proceed has been issued, the County will identify in a separate written notice the submittal requirements for Contractor's payment requests.

4.3.3 Each Application for Payment shall be signed by Contractor and shall constitute Contractor's representation that the Services have been performed for which payment is requested, that the Services has been properly installed or performed

in full accordance with this Contract, and that Contractor knows of no reason why payment should not be made as requested. Contractor's final Application for Payment shall also be accompanied by a full and complete release and/or waiver of all liens complying with Section 713.20 of the Florida Statutes.

4.3.4 Contractor must remit undisputed payment due for labor, services, or materials furnished by Subcontractors and suppliers hired by Contractor, within ten (10) days after receipt of each progress payment from the County pursuant to Section 218.735 of the Florida Statutes. If necessary for the protection of the County, the County shall have the right, at its sole option, to make payment by joint check or by direct check to Contractor's Subcontractors or suppliers without advance notice to or consent of Contractor. If joint checks are issued following claims by Contractor's Subcontractors or suppliers, the County shall be entitled to an administrative fee of $50.00 per check for the expense of processing each joint check. Any amounts paid directly to a Subcontractor or supplier will be deducted from payments made to, or amounts due or that may become due to, Contractor. The issuance of a joint check shall create no rights in favor of any person or entity beyond the right of the named payees to payment of the check and shall not be deemed to commit the County to repeat the procedure in the future.

4.3.5 No progress payment shall be interpreted to constitute approval or acceptance of any Services under this Contract, nor be considered a waiver by Contractor of any of the terms of this Contract.

4.3.6 The County's performance and obligation to pay under this Contract is contingent upon an appropriation of lawfully available funds by the Board of County Commissioners. The County shall promptly notify Contractor if the necessary appropriation is not made.

4.4 Withheld Payment

4.4.1 The County may decline to make payment, may withhold funds otherwise payable and, if necessary, may demand the return of some or all of the amounts previously paid to Contractor, if:

a) Any Claims are made against Contractor by the County or third parties, including Claims for liquidated damages or if reasonable evidence indicates the probability of the making of any such Claim;
b) Any Claims are made against the County, the County's property or any other party indemnified hereunder which is or might be covered by Contractors Indemnification obligations under Section 10.2 below;
c) Contractor fails to pay Subcontractors or others in full and on-time;
d) Contractor fails to submit schedules, reports, or other information required under the Contract;
e) Contractor fails to diligently prosecute the Work and maintain progress to assure completion within the Contract Time;
f) Contractor persistently fails to fully and timely perform the Work in accordance with the Contract Documents;
g) Defective or nonconforming Work is not remedied; or
h) Contractor is in default of any other representation, warranty, covenant or performance obligation of this Contract.

4.4.2 If Claims or liens filed against Contractor or property of the County connected with performance under this Contract are not promptly removed by Contractor after receipt of written notice from the County to do so, the County may remove such Claims or liens and all costs in connection with such removal shall be deducted from withheld payments or other monies due, or which may become due, to Contractor. If the amount of such withheld payments or other monies due Contractor under the Contract is insufficient to meet such cost, or if any Claim or lien against Contractor is discharged by the County after final payment is made, Contractor and its surety or sureties shall promptly pay the County all costs (including attorney's fees) incurred thereby regardless of when such Claim or lien arose.

ARTICLE V CONTRACTOR RESPONSIBILITIES

5.1 Performance

5.1.1 Contractor warrants that, to the best of its knowledge, there is no pending or threatened action, proceeding, or investigation, or any other legal or financial condition, that would in any way prohibit, restrain, or diminish Contractor's ability to satisfy its contractual obligations hereunder.

5.1.2 Contractor shall perform no part of the Work at any time without adequate Contract Documents or, as appropriate, approved Shop Drawings, Product Data or samples for such portion of the Work. If Contractor performs any portion of the Work where Contractor knows or should know such Work involves a recognized error, inconsistency or omission in the Contract Documents without notice to the County Representative and the County, Contractor shall bear responsibility for such performance and shall bear the cost of correction.

5.1.3 Contractor shall perform the Work strictly in accordance with this Contract.

5.1.4 Contractor shall confine its operations to the Jobsite or such other land and areas identified in and permitted by the Contract Documents. Contractor shall assume full responsibility for any damage to any such land or area, to the County or occupant thereof, or of any adjacent land or areas, resulting from the performance of the Work. Should any Claim be made by any such owner or occupant because of the performance of the Work, Contractor shall promptly settle with such other party by negotiation or otherwise resolve the Claim by other dispute resolution proceeding or at law. Contractor shall, to the fullest extent permitted by Applicable Law, indemnify and hold harmless the County, and its officers, directors, agents and employees and anyone directly or indirectly employed by them from and against Claims, costs, losses, and damages arising out of or resulting from any Claim or action, legal or equitable, brought by any such owner or occupant against the County or any other party indemnified hereunder to the extent caused by or based upon Contractor's or a Subcontractor's performance of the Work.

5.1.5 Contractor is solely and exclusively responsible for supervising all workers at the Jobsite. Contractor shall supervise and direct the Work using Contractor's best skill, effort and attention. Contractor shall be responsible to the County for any and all acts or omissions of Contractor, its employees and others engaged in the Work on behalf of Contractor.

5.1.6 Contractor and the Work must comply with all Applicable Law and the requirements of any applicable grant agreements.

5.2 Authorized Representative

Prior to commencing Work, Contractor shall designate in writing a competent, authorized representative(s) acceptable to the County to represent and act for Contractor ("Authorized Representative"). All communications given to the Authorized Representative shall be binding upon Contractor. An Authorized Representative may be added, removed or changed upon prior written notice given pursuant to Section 12.18 titled "Written Notice".

5.3 Environmental, Safety and Health

5.3.1 Safety and Protection. Contractor shall be solely and exclusively responsible for conducting operations under this Contract to avoid risk of harm to the health and safety of persons and property and for inspecting, supervising and monitoring all equipment, materials (whether in storage on or off the Jobsite), work practices and safety precautions (including but not limited to adequate maintenance of traffic) used in the Work to ensure compliance with its obligations under this Contract. Contractor shall provide or cause to be provided necessary training and furnish all safety equipment/tools, including OSHA compliant and ANSI certified personal protective equipment as appropriate and necessary for the performance of the Work, to its subcontractors of every tier and enforce the use of such training and safety equipment/tools.

5.3.2 Compliance. Contractor shall comply with all Applicable Laws bearing on the safety of persons or property, or their protection from damage, injury or loss including compliance with applicable permits, plans and approvals. To the extent allowed by law, Contractor shall assume all responsibility and liability with respect to all matters regarding the safety and health of its employees and the employees of Contractor's subcontractors and suppliers of any tier, with respect to the Work.

5.4 Inspection and Testing

All equipment and materials furnished and Services performed shall be inspected and tested by Contractor at Contractor's expense. Contractor shall give the County Representative timely notice, at least 48 hours in advance, of readiness of the Services for required inspections, tests or approvals unless otherwise specified in the Contract Documents. Neither observations by the County nor inspections, tests, or approvals shall relieve Contractor from the Contractor's obligations to perform the Services in accordance with the Contract Documents. The County Representative will issue a Final Certificate for Payment following satisfactory inspection of the Services.

5.5 Final Payment

5.5.1 Upon Contractor's completion of required Services in the last month of the Contract Term, Contractor may submit a final invoice.

5.5.2 Acceptance of Final Payment shall constitute a waiver of all Claims against the County by Contractor except for those Claims previously made in writing against the County by Contractor, pending at the time of Final Payment, and identified in writing by Contractor as unsettled at the time of its request for Final Payment.

5.5.3 In the event Contractor fails to make a Request for Final Payment, or to resubmit a final Application for Payment within ninety (90) days after being requested to do so, the County may deem any and all retained funds to be abandoned property and shall give notice of abandonment to Contractor. The County may set off against the final payment any amounts due to County from Contractor arising out of or under this or any other Contract or Contract between them.

ARTICLE VI COUNTY REPRESENTATIVE

6.1 County Representative Responsibilities

6.1.1 The County shall designate as its representative a County Representative. The County Representative shall be authorized to act on behalf of the County only to the extent provided in this Article VI. The County's Representative will be provided to the Contractor, in writing, upon execution of this Agreement.

6.1.2 The County and Contractor shall communicate with each other in the first instance through the County Representative.

6.1.4 The County Representative shall review Contractor's Applications for Payment and shall confirm to the County for payment to Contractor, those amounts then due to Contractor as provided in this Contract.

6.1.5 The County Representative shall have authority to reject Services, which is defective or does not conform to the requirements of this Contract. If the County Representative deems it necessary or advisable, the County Representative shall have authority to require additional inspection or testing of the Services for compliance with Contract requirements at Contractor's expense.

ARTICLE VII CHANGES IN THE SERVICES

7.1 General

7.1.1 The County reserves the right to make changes to the Services, including alterations, reductions therein, or additions thereto. Upon receipt by the Contractor of the County's notification of a contemplated change, the Contractor shall: (1) if requested by the County, provide an estimate for the increase or decrease in cost due to the contemplated change; (2) notify the County of any estimated impact to the schedule for performance; and (3) advise the County in writing if the contemplated change shall effect the Contractor's ability to comply with the requirements of this Agreement. If the County instructs in writing, the Contractor shall suspend Services, pending the County's decision to proceed with the change. If the County elects to make the change, the County shall issue an Amendment. Contractor's written acceptance of an Amendment shall constitute a final and binding contract to the provisions thereof and a waiver of all claims in connection therewith, whether direct, indirect, or consequential in nature.

7.1.2 If at any time Contractor believes that acts or omissions of the County constitute a change to the Services, Contractor shall, within five (5) days of such change or act or omission, submit a written notice to the County Representative explaining in detail the basis for the change request. Upon agreement as to the impact of the change or act or omission, the Contract Time and/or Contract Price shall be adjusted by written Change Order. **IT IS EXPRESSLY AND SPECIFICALLY AGREED THAT ANY AND ALL CLAIMS FOR CHANGES TO THE CONTRACT TIME OR CONTRACT PRICE SHALL BE WAIVED IF NOT SUBMITTED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION.**

7.2 Acceptance of Amendments or Change Orders

Contractor's written acceptance of a Contract Amendment or Change Order must constitute a final and binding Contract to

the provisions thereof and a waiver of all claims in connection therewith, whether direct, indirect, or consequential in nature.

7.3 Notice to Sureties

Contractor shall notify and obtain the timely consent and approval of Contractor's surety with reference to all Amendments and Change Orders if such notice, consent or approval is required by Contractor's surety or by law. Contractor represents and warrants to County that Contractor is solely liable and responsible to so notify and obtain any such consent or approval.

ARTICLE VIII STOPPING SERVICES, AND ACCEPTING DEFECTIVE OR NONCONFORMING SERVICES

8.1 Right to Stop Work

If the Contractor fails to furnish or perform the Services in conformance with the Contract Documents, the County, acting through the County Representative, may order Contractor to stop performance of the Services, or any portion thereof, until the cause for such order has been eliminated. The County's right to stop Services, or any portion thereof, shall not give rise to any duty on the part of the County to exercise this right for the benefit of Contractor or any other party.

8.2 County May Accept Defective or Nonconforming Services

If the County chooses to accept defective or nonconforming Services, the County may do so. In such events, the Contract Price shall be reduced by the greater of (a) the reasonable cost of removing and correcting the defective or nonconforming Services, and (b) the difference between the fair market value of the Services had it not been constructed in such manner as to include defective or nonconforming Services. If the remaining portion of the unpaid Contract Price, if any, is insufficient to compensate the County for its acceptance of defective or nonconforming Services, Contractor shall, pay the County such remaining compensation for accepting defective or nonconforming Services.

ARTICLE IX CONTRACT SUSPENSION AND TERMINATION

9.1 Termination

9.1.1 The County may terminate this Agreement, in whole or in part, for its convenience upon thirty (30) calendar days written notice to the Contractor. In such event, Contractor will be entitled to compensation for Services previously authorized and satisfactorily performed up through the date of termination identified in the County's notice. Contractor shall not be entitled to compensation or profit for Services not performed.

9.1.2 Contractor may terminate this Agreement for any reason upon ninety (90) calendar days written notice, provided that any outstanding authorized Services are completed by Contractor. Contractor further agrees to cooperate and provide assistance to the County upon request in order to complete any Services. In such event, the County and Contractor agree to negotiate in good faith to determine the compensation for any such Services.

9.1.3 The County may terminate this Agreement, in whole or in part, for cause or default. In the event of the Contractor's default, the County shall issue a Notice of Default to the Contractor, articulating the items which the County finds to be in default of the Contract Documents. Contractor shall have ten (10) calendar days from the receipt of Notice of Default to remedy deficiencies, or submit, in writing, an acceptable plan for remedying the deficiencies identified in said notice. If Contractor fails to remedy such deficiencies, or to submit an acceptable plan for remedying such deficiencies, to the satisfaction of the County within the stated time period, the County shall issue a Notice of Termination, stating the date this Agreement shall be terminated for cause, and the County may take over and prosecute the Services to completion. In such case, Contractor shall be liable to the County for reasonable additional costs incurred by the County in completing the Services.

9.1.4 Upon receipt of a notice of termination, except as otherwise directed by the County in writing, the Contractor shall:

(1) Stop Services on the date and to the extent specified in the notice of termination;
(2) Terminate and settle all orders and subcontracts relating to the performance of the terminated Services;
(3) Transfer all Work Product, including work in process, and any other materials related to the terminated Services to the County; and
(4) Continue and complete all parts of the Services that have not been terminated.

9.1.5 In the event Contractor changes names, merges with another company such that the Contractor dissolves, becomes a subsidiary, or makes any other substantial change in structure or in principals, the County reserves the right to terminate

this Agreement subject to the terms described above.

9.1.6 The rights and remedies of the County provided in this Section 9.1 are in addition to any other rights and remedies provided by law or under this Agreement.

ARTICLE X WARRANTY AND INDEMNITY

10.1 Warranty

10.1.1 Contractor warrants and guarantees to the County that all labor furnished to performance services under this Contract shall be competent to perform the tasks undertaken and that the product of such labor shall yield only first-class results and that all materials and equipment utilized in the performance of services under this Contract shall be of good quality, free from faults and defects and in strict conformance with the Contract Documents.

10.1.2 In the event that Contractor fails to perform its obligations under this Warranty Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the County, the County shall have the right to require the contractor to correct any and all non-conforming services at no additional cost to the County. Contractor shall be obligated to fully reimburse the County for any additional expenses incurred hereunder upon demand.

10.1.3 Failure on the part of the County to reject defective, non-conforming or unauthorized Services shall not release Contractor from its contractual obligations, be construed to mean acceptance of such Services by the County, or bar the County from recovering damages or obtaining such other remedies as may be permitted by law.

10.1.4 No adjustment in the Contract Time or Contract Price will be allowed because of delays in the performance of the Services as a result of correcting defective, non-conforming or unauthorized Services.

10.1.5 County and Contractor agree that the provisions of Florida Statute Chapter 558 shall not apply to this Contract.

10.2 Indemnity

10.2.1 Contractor shall indemnify and hold harmless the County and its officers and employees ("Indemnified Party"), from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Contractor and persons employed or utilized by Contractor in the performance of this Contract.

10.2.2 To the extent permitted by, and in accordance with Section 725.06 of the Florida Statues, Contractor further agrees that "damages, losses and costs", includes fines, citations, court judgments, insurance claims, restoration costs or other liability, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Contractor and persons employed or utilized by Contractor in the performance of this Contract.

10.2.3 To the extent permitted by, and in accordance with Section 725.06 of the Florida Statues, for purposes of indemnity, the "persons employed or utilized by Contractor" shall be construed to include, but not be limited to, Contractor, its staff, employees, subcontractors, all deliverers, suppliers, furnishers of materials or services or anyone acting for, on behalf of, or at the request of Contractor.

10.2.4 In Claims against any person or entity indemnified hereunder by an employee of Contractor, any Subcontractor, or subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this Section 10.2 shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for Contractor or any Subcontractor or subcontractor under any workers' compensation acts, disability benefits acts or other employee benefit acts.

10.2.5 Contractor's indemnity and hold harmless obligations hereunder shall extend to all Claims against the County by any third party or third-party beneficiary of this Contract and all liabilities, damages, losses and costs related thereto.

10.2.6 This indemnification will not be valid in the instance where the loss is caused by the gross negligence, or willful, wanton or intentional misconduct of any Indemnified Party.

10.2.7 If any provision(s), or portion(s) of a provision(s) of this Section, or the application thereof to any person or circumstance shall, to any extent, be held to be invalid, illegal or unenforceable for any reason whatsoever, the validity,

legality and enforceability of the remaining provision(s), or part of the provision(s), shall not in any way be affected or impaired thereby; and shall be interpreted to the fullest extent possible to be enforceable and to give effect to the intent manifested by the provision(s), or portion(s) thereof, held invalid, illegal or unenforceable.

10.2.8 Contractor shall further indemnify and hold harmless the County its officers and employees from and against all Claims arising out of any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents and shall defend such Claims in connection with any alleged infringement of such rights.

10.2.9 The indemnification provisions of this Section 10.2 shall survive expiration or earlier termination of this Contract.

ARTICLE XI INSURANCE

11.1 Contractor's Insurance Requirements

11.1.1 All insurance policies shall be satisfactory to the County and be issued by companies authorized and duly licensed to transact business in the State of Florida. Contractor shall furnish proof of insurance to the County prior to execution of this Contract. No Work shall commence under this Contract until Contractor has obtained all insurance coverages required under this section. Certificates of insurance shall clearly indicate Contractor has obtained insurance of the type, amount, and classification as required by this Contract. Required insurance coverage shall be maintained in force, including coverage for Additional Insureds, until Final Completion of all Work including Warranty Work.

11.1.2 No less than ten (10) days written notice shall be provided to the County prior to cancellation, non-renewal or any material change of required insurance policies. Yearly renewal certificates shall be provided to the County within thirty (30) days of expiration of the current policy.

11.1.3 The types and amounts of insurance required under this Contract do not in any way limit the liability of Contractor including under any warranty or indemnity provision of this Contract or any other obligation whatsoever Contractor may have to the County or others. Nothing in this Contract limits Contractor to the minimum required insurance coverages found in this Article XII.

11.2 Additional Insured Endorsements and Certificate Holder

The term "Additional Insured", as used in this Contract, shall mean St. John's County, its elected officials, officers, employees, agents and representatives. Certificates of insurance shall specifically name each Additional Insured for all policies of insurance except Workers' Compensation and Professional Liability. A copy of the endorsement showing the required coverages must accompany the certificate of insurance.

Certificate Holder Address: St. Johns County, a political subdivision of the State of Florida
500 San Sebastian View
St. Augustine, FL 32084
Attn: Purchasing

11.3 Workers Compensation & Employer's Liability

Contractor shall procure and maintain during the life of this Contract, adequate Workers' Compensation Insurance and Employer's Liability in at least such amounts as is required by law for all of its employees per Florida Statute 440.02.

11.4 Commercial General Liability

Contractor shall procure and maintain during the life of this Contract, Commercial General Liability Insurance with minimum limits of $1,000,000 per occurrence, $2,000,000 aggregate, including bodily injury (including wrongful death), property damage, products, personal & advertising injury, and completed operations. This insurance must provide coverage for all Claims that may arise from the services and/or operations completed under this Contract, whether such services or operations are by Contractor or anyone directly or indirectly employed by them. Such insurance(s) shall also be primary and non-contributory with regard to insurance carried by the Additional Insureds.

11.5 Automobile Liability

Contractor shall procure and maintain during the life of this Contract, Commercial Automobile Liability Insurance with

minimum limits of $2,000,000 combined single limit for bodily injury and property damage liability and insuring liability arising out of or in any way related directly or indirectly to the ownership, maintenance or use of any owned, non-owned or rented/hired automobiles.

11.6 Other Requirements

The required insurance limits identified in Sections 11.4 above may be satisfied by a combination of a primary policy and/or Umbrella or Excess Liability Insurance policy. Contractor shall require each lower-tier subcontractor to comply with all insurance requirements appropriate for its scope of work, and any deficiency shall not relieve Contractor of its responsibility herein. Upon written request, Contractor shall provide County with copies of lower-tier subcontractor certificates of insurance.

Providing and maintaining adequate insurance coverage is a material obligation of Contractor. County has no obligation or duty to advise Contractor of any non-compliance with the insurance requirements contained in this Section. If Contractor fails to obtain and maintain all of the insurance coverages required herein, Contractor shall indemnify and hold harmless the Additional Insureds from and against any and all Claims that would have been covered by such insurance had Contractor complied with its obligations herein.

County reserves the right to adjust the above minimum insurance requirements or require additional insurance coverages to address other insurable hazards.

ARTICLE XII MISCELLANEOUS

12.1 Examination of Contractor's Records

The County or its authorized representative shall, until the expiration of five (5) years after final payment under this Contract, have access to, and the right to examine any directly pertinent books, documents, papers and records of Contractor involving transactions relating to this Contract, and to make copies, excerpts and transcriptions thereof. If any such examination reveals that Contractor has overstated any component of the Contract Price, Change Order, Claim, or any other County payment obligation arising out of this Contract, then Contractor shall, at the election of the County, either immediately reimburse to the County or offset against payments otherwise due Contractor, the overstated amount plus interest. The foregoing remedy shall be in addition to any other rights or remedies the County may have.

12.2 Independent Contractor

Contractor represents that it is fully experienced and properly qualified, licensed, equipped, organized, and financed to perform the Work under this Contract. Contractor shall act as an independent contractor and not as an agent in performing this Contract and shall maintain complete control over its employees and all of its Subcontractors and suppliers of any tier. Nothing contained in this Contract or any lower-tier subcontract or purchase order awarded by Contractor shall create any contractual relationship between any such subcontractor or supplier and the County. Contractor shall perform all Work in accordance with the requirements of this Contract and in accordance with its own methods subject to compliance with this Contract.

12.3 Backcharges

12.3.1 Upon the County's notification to undertake or complete unperformed Work such as cleanup or to correct defective or non-conforming services, equipment, or material (Backcharge Work), if Contractor states or by its actions indicates it is unable or is unwilling to immediately proceed and/or complete the Backcharge Work in an agreed time; the County may perform such Backcharge Work by the most expeditious means available and backcharge Contractor for any and all costs thereby incurred by the County.

12.3.2 The County shall separately invoice or deduct and retain from payments otherwise due to Contractor the costs for Backcharge Work. The County's right to backcharge is in addition to any and all other rights and remedies provided in this Contract or by law. The County's performance of the Backcharge Work shall not relieve Contractor of any of its responsibilities under this Contract and Contractor shall be responsible for the Backcharge Work as if it were its own.

12.4 Applicable Law

Contractor and the Work must comply with all Applicable Law and the requirements of any applicable grant agreements.

12.5 Governing Law & Venue
The Contract shall be governed by the laws of the State of Florida. Venue for any administrative and/or legal action arising under the Contract shall be St. Johns County, Florida.

12.6 Assignment
Contractor shall not assign the Work or this Contract, in whole or in part, without the prior written consent the County. Contractor shall be responsible for all Work performed under the Contract Documents. Contractor shall not sell, assign or transfer any of its rights, duties or obligations under the Contract, or under any Change Order issued pursuant to the Contract or make an assignment or transfer of any amounts payable to Contractor under the Contract, without the prior written consent of the County. In the event of any assignment, Contractor remains secondarily liable for performance of the Contract, unless the County expressly waives such secondary liability. The County may assign the Contract with prior written notice to Contractor of its intent to do so. This Contract may be assumed by and shall inure to the benefit of the County's successors and assigns without the consent of Contractor.

12.7 Severability
If a court deems any provision of the Contract void, invalid or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

12.8 Section Headings
The section and other headings contained in this Contract are for reference purposes only and shall not affect the meaning or interpretation of this Contract.

12.9 Disclaimer of Third-Party Beneficiaries
This Contract is solely for the benefit of County and Contractor and no right or cause of action shall accrue to or for the benefit of any third party not a formal party hereto. Nothing in this Contract, expressed or implied, is intended or shall be construed to confer upon or give any person or entity other than County and Contractor, any right, remedy, or Claim under or by reason of this Contract or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon County and Contractor.

12.10 Waiver; Course of Dealing
The delay or failure by the County to exercise or enforce any of its rights or remedies under this Contract shall not constitute or be deemed a waiver of the County's right thereafter to enforce those rights or remedies, nor shall any single or partial exercise of any such right or remedy preclude any other or further exercise thereof or the exercise of any other right or remedy. The conduct of the parties to this Contract after the Effective Date shall not be deemed a waiver or modification of this Contract.

12.11 No Waiver of Sovereign Immunity
Nothing herein is intended to serve as a waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable or of any rights or limits to liability existing under Section 768.28, Florida Statutes. This section shall survive the termination of all performance and obligations under this Contract and shall be fully binding until such time as any proceeding brought on account of this Contract is barred by any applicable statute of limitations.

12.12 Execution in Counterparts
This Contract may be executed in counterparts, each of which shall be an original document, and all of which together shall constitute a single instrument. The parties may deliver executed counterparts by e-mail transmission, which shall be binding. In the event this Contract is executed through a County-approved electronic signature or online digital signature service (such as DocuSign), such execution shall be valid, effective and binding upon the party so executing. Execution and delivery of an executed counterpart of this Contract and/or a signature page of this Contract by electronic image scan transmission (such as a "pdf" file) or through a County approved electronic signature service will be valid and effective as delivery of a manually executed counterpart of this Contract.

12.13 Entire Contract

This Contract, together with the Contract Documents for the Work, constitutes the entire Contract between County and Contractor relating to the subject matter hereof and supersedes all prior or contemporaneous Contracts, negotiations, discussions and understandings, oral or written. This Contract may not be amended or modified except in writing signed by both parties.

12.14 Survival

The provisions of the Contract Documents which by their nature survive termination of the Contract, including without limitation all warranties, indemnities, insurance, payment obligations, and the County's right to audit Contractor's books and records, shall in all cases survive the expiration or earlier termination of this Contract.

12.15 Employment Eligibility and Mandatory Use of E-Verify

As a condition precedent to entering into the awarded Contract, and in accordance with section Florida Statute § 448.095, Florida Statutes, Contractor and all subcontractors shall register with and use the E-Verify system to verify the work authorization status of all employees hired on or after July 1, 2023.

a. Contractor shall require each subcontractor to provide Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the awarded Contract.

b. The County, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Florida Statute § 448.09(1), or these provisions regarding employment eligibility shall terminate the contract with the person or entity.

c. The County, upon good faith belief that a subcontractor knowingly violated these provisions regarding employment eligibility, but Contractor otherwise complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor.

d. Contractor acknowledges that, in the event that the County terminates the awarded Contract for Contractor's breach of these provisions regarding employment eligibility, then Contractor may not be awarded a public contract for at least one (1) year after such termination. Contractor further acknowledges that Contractor is liable for any additional costs incurred by the County as a result of the County's termination of the awarded Contract for breach of these provisions regarding employment eligibility.

12.16 Equal Employment Opportunity

During the performance of this Contract, Contractor agrees as follows:

12.16.1 Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, disability, age, sex (including sexual orientation and gender identity/expression), national origin (including limited English proficiency), marital status, or familial status. Contractor will take affirmative action to ensure that applicants and employees are treated during employment without regard to their race, color, religion, disability, sex, age, national origin, ancestry, marital status, sexual orientation, gender identity or expression, familial status, genetic information or political affiliation. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertisement, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

12.16.2 Contractor will, in all solicitations or advertisements for employees placed for, by, or on behalf of Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, sexual orientation, gender identity or expression, familial status, or genetic information.

12.16.3 Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation,

proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with Contractor's legal duty to furnish information.

12.16.4 Contractor will send to each labor union or representatives of workers with which it has a collective bargaining Contract or other contract or understanding, a notice to be provided by the County, advising the labor union or workers' representative of Contractor's commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

12.16.5 Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

12.16.6 Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the County and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

12.16.7 In the event of Contractor's noncompliance with the nondiscrimination clauses of this Contract or with any of such rules, regulations, or orders, this Contract may be cancelled, terminated or suspended in whole or in part and Contractor may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

12.15.8 Contractor will include the provisions of paragraphs 12.15.1 through 12.15.8 in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. Contractor will take such action with respect to any subcontractor or vendor as may be directed to the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, Contractor may request the United States to enter into such litigation to protect the interest of the United States.

12.17 Public Records

12.17.1 Contractor shall comply and shall require all of its Subcontractors to comply with the State of Florida's Public Records Statute (Chapter 119), specifically to:

(1) Keep and maintain public records that ordinarily and necessarily would be required by the County in order to perform the Services; for Five years after final payment

(2) Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost as provided in Chapter 119, Florida Statutes, or as otherwise provided by Applicable Law;

(3) Ensure that public records related to this Contract that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by Applicable Law for the duration of this Contract and following expiration of this Contract, or earlier termination thereof, if Contractor does not transfer the records to the County; and

(4) Upon completion of this Contract, or earlier termination thereof, transfer, at no cost, to the County all public records in possession of Contractor or keep and maintain for inspection and copying all public records required by the County to perform the Work for Five years after final payment.

12.17.2 If Contractor, upon expiration of this Contract or earlier termination thereof: i) transfers all public records to the County, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements; and ii) keeps and maintains public records for Five years after final payment, Contractor shall meet all Applicable Law and requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the County's information technology systems.

12.17.3 Failure by Contractor to comply with the requirements of this section shall be grounds for immediate, unilateral termination of this Contract by the County.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: (904) 209-0805, PUBLICRECORDS@SJCFL.US, 500 SAN SEBASTIAN VIEW, ST. AUGUSTINE, FLORIDA 32084

12.18 Anti-Bribery

Contractor and its Subcontractors shall at all times during the term of this Contract comply with all anti-bribery and corruption laws that are applicable to the performance of this Contract. Contractor represents that it has not, directly or indirectly, taken any action which would cause it to be in violation of Chapter 838 of the Florida Statutes. Contractor shall immediately notify the County of any violation (or alleged violation) of this provision.

12.19 Convicted and Discriminatory Vendor Lists, and Scrutinized Companies

12.19.1 Contractor warrants that neither it nor any Subcontractor is currently on the convicted vendor list or the discriminatory vendor list maintained pursuant to Sections 287.133 and 287.134 of the Florida Statutes, or on any similar list maintained by any other state or the federal government. Contractor shall immediately notify the County in writing if its ability to perform is compromised in any manner during the term of the Contract.

12.19.2 Section 287.135 of the Florida Statutes prohibits agencies from contracting with companies for goods or services that are on the Scrutinized Companies that Boycott Israel List, or with companies that are engaged in a boycott of Israel, and from contracting with companies for goods or services of $1,000,000 or more that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or are engaged in business operations in Cuba or Syria. The lists are created pursuant to §215.473 and §215.4725, F.S. By execution of this Contract, Contractor certifies that it is not listed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria, and understands that pursuant to §287.135, F.S., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. In accordance with §287.135, F.S., the County may terminate this Contract if a false certification has been made, or the Contractor is subsequently placed on any of these lists, or engages in a boycott of Israel or is engaged in business operations in Cuba or Syria.

12.19 Contract Claims / Disputes

12.19.1 If any dispute between the County and Consultant arises under this Contract and such dispute cannot be resolved by good faith negotiation at the field level between the Authorized Representatives of each Party, such dispute shall be promptly escalated to Consultant's and County's Senior Representatives, upon the request of either Party, who shall meet as soon as conveniently possible, but in no case later than fourteen (14) calendar days after such a request is made, to attempt to resolve such dispute or disagreement. Five (5) calendar days prior to any meetings between the Senior Representatives, the Parties will exchange relevant information that will assist the Parties in resolving the dispute or disagreement.

12.19.2 If after meeting, the Senior Representatives determine that the dispute or disagreement cannot be resolved on terms satisfactory to both Parties, the Consultant shall submit a Contract claim as provided herein.

12.19.3 Claims arising from this Contract shall be filed with the Director of Purchasing. Prior to filing a contract claim, Consultant shall first exhaust all remedies set forth in the Contract Documents. The Contract Claim must be submitted to the Director of Purchasing within five (5) business days of exhausting all remedies set forth above. Pending final resolution of a dispute or claim, unless otherwise agreed in writing, the Consultant is required to proceed with performance of the Services and maintain effective progress in the performance of the Services as set forth in this Contract. The contract claim shall include, at a minimum, the following:

(1) The name and address of the Consultant and any legal counsel; and
(2) The address to which the Director of Purchasing should send their final decision; and

(3) Identification of the final adverse decision or document that is the subject of the contract claim; and
(4) Identification of the administrative remedies provided for in the contract that were pursued prior to the claim and the outcome; and
(5) A statement of the grounds for each issue to be reviewed and the applicable provisions of the Contract, as well as any applicable Laws, or other legal authorities which the Contract deems applicable to the claim; and
(6) A statement of the grounds for each issue raised in the contract claim; and
(7) A copy of the final adverse decision or document that is the subject of the claim and any exhibits, evidence or documents which the Consultant deems applicable to the issues raised in the claim.

12.19.4 During the Director of Purchasing review of the contract claim, the Director of Purchasing may request additional information from either Party. The Parties are to provide the Director of Purchasing with the requested information within the time period set forth in the request. Failure of either Party to timely comply may result in resolution of the claim without consideration of the requested information.

12.19.5 The Director of Purchasing shall render a decision on the Contract Claim within twenty-one (21) calendar days of receipt of all requested information. The written decision of the Director of Purchasing shall be sent to the Consultant to the notice address listed herein or by such other means as agreed to by the Parties.

12.19.6 The decision for any Contract Claim by the Director of Purchasing may be appealed by the Consultant to the County Administrator. Consultant must submit their appeal to the County Administrator, including any and all information, documentation, backup data, or other supplemental facts or figures within five (5) business days of receipt of the Director of Purchasing & Contract's decision. Failure of the Consultant to submit an appeal within the prescribed timeframe shall be a waiver of a right to appeal the rendered decision. The appeal shall include any and all information, documentation and data relative to the Contract Claim and subsequent appeal. The County Administrator shall render a decision within thirty (30) calendar days of receipt of all information. The County Administrator's decision shall be considered final, but shall not prohibit nor restrict the Consultant's ability to pursue legal action in Circuit Court.

12.20 Foreign Entities Access to Personal Identifiable Information

12.20.1 Pursuant to Section 287.138, Florida Statutes, effective July 1, 2023, the County may not enter into contracts which grants the Contractor access to personal identifiable information if: 1) the Contractor is (a) owned by the government of a Foreign Country of Concern (as defined by the statute); (b) the government of a Foreign Country of Concern has a controlling interest in the entity; or (c) the Contractor is organized under the law of or has its principal place of business in a Foreign Country of Concern. The County shall be entitled to immediately terminate this Contract with liability to ensure the County's continued compliance with the Statute.

12.20.2 Pursuant to Section 287.138, Florida Statutes, effective January 1, 2025, if Contractor may access, receive, transmit, or maintain personal identifiable information under this Contract, Contractor must submit a Foreign Entity Affidavit to the County. Additionally, effective July 1, 2025, Contractor shall submit a Foreign Entity Affidavit to the County prior to any renewals or extensions of this Contract. Failure or refusal to submit a Foreign Entity Affidavit shall be cause for immediate termination of this Contract by the County.

12.21 Written Notice

12.21.1 Any and all notices, requests, consents, approvals, demands, determinations, instructions, and other forms of written communication under this Contract shall be validly given when delivered as follows:

i. Hand delivered to Contractor's Authorized Representative or hand delivered during normal business hours and addressed as shown below, or

ii. Delivered by U.S. Mail, electronic mail or commercial express carrier, (postage prepaid, delivery receipt requested), to the following addresses:

St. Johns County
500 San Sebastian View
St. Augustine, FL 32084
Attn: Leigh Daniels
Email Address: ldaniels@sjcfl.us

HST Utility, Inc.
13703 Messina Loop Suite 202
Bradenton, FL 34211
Attn: Rick Hauf
Email Address: rhauf@hstutility.com

With a copy to:

St. Johns County
Office of the County Attorney
500 San Sebastian View
St. Augustine, FL 32084
Email Address: BCCAttorney@sjcfl.us

12.21.2 Notices shall be deemed to have been given on the date of delivery to the location listed above without regard to actual receipt by the named addressee. County and Contractor may each change the above addresses at any time upon prior written notice to the other party.

****

The authorized representatives hereto have executed this Contract effective as of the Effective Date. Contractor's authorized representative executing this Contract represents that he or she is duly authorized to execute this Contract on behalf of Contractor.

County

St. Johns County, FL (Seal)
(Typed Name)

By: _____
(Signature of Authorized Representative)

Leigh A. Daniels, CPPB, FCCM
(Printed Name)

Purchasing Manager
(Title)

3/12/25
(Date of Execution)

Contractor

HST Utility, Inc. (Seal)
(Typed Name)

By: _____
(Signature of Authorized Representative)

Rick Hauf
(Printed Name)

Director
(Title)

3/10/25
(Date of Execution)

ATTEST:
St. Johns County, FL
Clerk of Circuit Court & Comptroller

By: _____
(Deputy Clerk)

3/12/2025
(Date of Execution)

Legally Sufficient:

_____
(Office of County Attorney)

3/12/25
(Date of Execution)

FORM 1

FINAL CERTIFICATE FOR PAYMENT

Contract No.:	**Jobsite** *(name & address)*:
Contractor *(name & address)*:	
	County Representative:
	Bid No.:
Date of Issuance:	**Notice to Proceed Date:**

All conditions or requirements of any permits or regulatory agencies have been satisfied. The documents required pursuant to the terms and conditions of the Contract, and the final bill of materials, if required, have been received and accepted. The Work required by the Contract Documents has been reviewed and the undersigned certifies that the Work, including minor corrective work, has been completed in accordance with the provisions of the Contract Documents and is accepted under the terms and conditions thereof.

The County, through its County Representative, accepts the Work as fully complete and will assume full possession thereof

at _____ on _____.
(time) (date)

ST. JOHNS COUNTY: _____ _____ _____
County Representative **Signature** **Date**

FORM 2

CONTRACTOR'S FINAL RELEASE AND WAIVER OF LIEN

Owner: St. Johns County (hereafter "County")	**County Department/Division:**
Contract No.:	**Contractor Name:**
Project (Jobsite) Address:	**Contractor Address:**
	Contractor License No.:
Payment Amount:	**Amount of Disputed Claims:**

The undersigned has been paid in full for all labor, work, services, materials, equipment, and/or supplies furnished to the County and does hereby waive and release any notice of lien, any right to mechanic's lien, any bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to a claim or payment rights the undersigned has on the above described Project, except for the payment of Disputed Claims, if any, described below.

The undersigned warrants that he or she either has already paid or will use the monies received from this final payment to promptly pay in full all of its laborers, subcontractors, materialmen and suppliers for all labor, work, services, materials, equipment, or supplies provided for or to the above referenced Project.

Before any recipient of this document relies on it, the recipient should verify evidence of payment to the undersigned.

Disputed Claims: The following invoices, pay applications, retention, or extra work are reserved by undersigned from this final payment (if there are no Disputed Claims enter **"None"**):

None

Signed this __day of _____, 20__

_____
Contractor/Company Name

By: _____
Signature

_____
Printed Name

_____
Title

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT TO THE EXTENT OF THE PAYMENT AMOUNT OR THE AMOUNT RECEIVED.

Exhibit A
Project Name/Area: North Beach

INSTALL TYPE	Quantity* (est.)	VanguardUtility Service		Professional Meters, Inc		HST Utility		Advanced Metering Installations, LLC		National Metering Services, Inc.		Gruhn May Inc.		Summerville Systems	
		Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total
3/4" Meter Replacement, including MXU and programming	1391	70.00	97,370.00	59.46	82,708.86	62.50	86,938.50	55.00	76,505.00	55.00	76,505.00	115.00	159,965.00	550.00	765,050.00
1" Meter Replacement, including MXU and programming	20	90.00	1,800.00	62.11	1,242.20	62.50	1,250.00	60.00	1,200.00	55.00	1,100.00	115.00	2,300.00	600.00	12,000.00
1 1/2" Meter Replacement, including MXU and programming	14	225.00	3,150.00	258..17	3,614.38	265.00	3,710.00	425.00	5,950.00	160.00	2,240.00	135.00	1,890.00	650.00	9,100.00
2" Meter Replacement, including MXU and programming	12	325.00	3,900.00	288.26	3,459.12	265.00	3,180.00	425.00	5,100.00	210.00	2,520.00	135.00	1,620.00	750.00	9,000.00
3" Meter Replacement, including MXU and programming	As Required	850.00		653.79		450.00		1,000.00		425.00		5,200.00		1,000.00	
4" Meter Replacement, including MXU and programming	As Required	1,250.00		830.23		675.00		1,400.00		550.00		5,200.00		1,700.00	
6" Meter Replacement, including MXU and programming	As Required	2,250.00		993.68		890.00		1,600.00		625.00		5,800.00		2,000.00	
8" Meter Replacement, including MXU and programming	As Required	2,650.00		1,922.36		1,345.00		2,200.00		900.00		6,400.00		2,500.00	
10" Meter Replacement, including MXU and programming	As Required	3,280.00		2,550.15		2,650.00		2,800.00		1,100.00		6,800.00		3,000.00	
OTHER INSTALL'S	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
RADIO ONLY INSTALL	As Required	$39.00		$46.00		$48.50		$42.50		$42.00		$85.00		$300.00	
		$11,029.00	$106,220.00	$7,406.04	$91,024.56	$6,713.50	$95,078.50	$10,007.50	$88,755.00	$4,122.00	$82,365.00	$29,985.00	$165,775.00	$13,050.00	$795,150.00
Service Line Survey Audit (Dig both sides of the meter box, Identity line types, and capture 3 photos (1 Utility Side of the box, 1 Customer Side of the box, 1 photo after), done as part of the meter install	1437	$35.00	$18,060.00	$33.04	$17,048.64	$38.50	$19,866.00	Included in installation unit price		$58.14	$30,000.24	$45.00	$23,220.00	$200.00	$103,200.00
PLUMBING	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
5/8"X3/4" - 1"- REPLUMB METER	As Required	$55.00		$99.11		$65.00		$175.00		$80.00		$350.00		$850.00	
5/8"X3/4" - 1" - REPLACE CURB STOP	As Required	$55.00		$132.14		$65.00		$175.00		$125.00		$300.00		$850.00	
5/8"X3/4" - 1" - REPLACE EXPANSION COUPLING	As Required	$5.00		$39.64				$4.50		$35.00		$300.00		$567.00	
5/8"X3/4" - 1" - INSTALL METER YOKE BAR	As Required	$125.00		$158.57		$45.00		$60.00		$48.00		$350.00		$850.00	
1.5" - 2" - REPLUMB METER	As Required	$375.00		$198.21		$275.00		$450.00		$140.00		$450.00		$850.00	
1.5" - 2" - REPLACE CURB STOP	As Required	$250.00		$198.21		$275.00		$450.00		$225.00		$450.00		$1,700.00	
1.5" - 2" - INSTALL METER YOKE BAR	As Required	$70.00		$198.21		$175.00		$300.00		$95.00		$600.00		$850.00	
Additional Plumbing (Hourly Rate)	As Required	$165.00		$132.00		$85.00		$175.00		$115.00		$150.00		$185.00	
LIDS	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
DRILL LID	As Required	$3.00		$13.21		$4.50		$10.00		$25.00		$170.00		$50.00	
PLASMA CUT LID	As Required	$35.00		$52.86		$12.50		$10.00		$25.00		$190.00		$200.00	
REPLACE STANDARD LID	As Required	$3.00		$19.82		$3.50		$3.00		$10.00		$150.00		$100.00	
METER BOXES and LIDS	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
REPLACE Single METER BOX and LID(5/8"-1")	As Required	$45.00		$132.14		$48.50		$65.00		$55.00		$150.00		$400.00	
REPLACE Dual METER BOX and LID (1 1/2" - 2")	As Required	$225.00		$165.18		$75.00		$110.00		$130.00		$175.00		$550.00	
ADJUST/LEVEL METER BOX	As Required	$45.00		$92.50		$42.50		$50.00		$70.00		$150.00		$300.00	
		$1,456.00	$124,280.00	$1,631.80	$108,073.20	$1,171.50	$114,944.50	$2,037.50	$88,755.00	$1,178.00	$112,365.24	$3,935.00	$188,995.00	$8,302.00	$898,350.00

Exhibit B
Project Name/Area: Twin Creeks

INSTALL TYPE	Quantity	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total
Install yoke bar, expansion coupling, reuse meter (3/4" – 1") and MXU at assigned service locations, to include programming of MXU. This installation also includes disconnecting existing irrigation from potable line and reconnecting to designated reuse meter.	981	$175.00	$71,675.00	$198.21	$194,444.01	$72.50	$71,122.50	$425.00	$416,925.00	$138.00	$135,378.00	$2,700.00	$2,648,700.00	$1,950.00	$1,912,950.00
PLUMBING	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
Additional Plumbing (Hourly Rate)	As Required	$165.00		$132.00		$85.00		$175.00		$115.00		$150.00		$185.00	
LIDS	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
REPLACE STANDARD LID	As Required	$3.00		$19.82		$3.50		$3.00		$10.00		$150.00		$100.00	
METER BOXES and LIDS	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
ADJUST/LEVEL METER BOX	As Required	$45.00		$92.50		$42.50		$50.00		$70.00		$150.00		$200.00	
		$388.00		$442.53											

Exhibit C
Project Name/Area: Service Line Survey Audit

INSTALL TYPE	Quantity (est.)	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total
Service Line Survey Audit Only (Dig both sides of the meter box, Identity line types, and capture 3 photos (1 Utility Side of the box, 1 Customer Side of the box, 1 photo after),	1,000	$35.00	$35,000.00	$52.86	$52,860.00	$38.50	$38,500.00	$60.00	$60,000.00	$165.00	$165,000.00	$160.00	$160,000.00	$200.00	$200,000.00
This portion is proposed to be a multu-year contract.															

Exhibit A
Project Name/Area: North Beach

INSTALL TYPE	Quantity* (est.)	VanguardUtility Service		Professional Meters, Inc		HST Utility		Advanced Metering Installations, LLC		National Metering Services, Inc.		Gruhn May Inc.		Summerville Systems	
		Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total
3/4" Meter Replacement, including MXU and programming	1391	70.00	97,370.00	59.46	82,708.86	62.50	86,938.50	55.00	76,505.00	55.00	76,505.00	115.00	159,965.00	550.00	765,050.00
1" Meter Replacement, including MXU and programming	20	90.00	1,800.00	62.11	1,242.20	62.50	1,250.00	60.00	1,200.00	55.00	1,100.00	115.00	2,300.00	600.00	12,000.00
1 1/2" Meter Replacement, including MXU and programming	14	225.00	3,150.00	258..17	3,614.38	265.00	3,710.00	425.00	5,950.00	160.00	2,240.00	135.00	1,890.00	650.00	9,100.00
2" Meter Replacement, including MXU and programming	12	325.00	3,900.00	288.26	3,459.12	265.00	3,180.00	425.00	5,100.00	210.00	2,520.00	135.00	1,620.00	750.00	9,000.00
3" Meter Replacement, including MXU and programming	As Required	850.00		653.79		450.00		1,000.00		425.00		5,200.00		1,000.00	
4" Meter Replacement, including MXU and programming	As Required	1,250.00		830.23		675.00		1,400.00		550.00		5,200.00		1,700.00	
6" Meter Replacement, including MXU and programming	As Required	2,250.00		993.68		890.00		1,600.00		625.00		5,800.00		2,000.00	
8" Meter Replacement, including MXU and programming	As Required	2,650.00		1,922.36		1,345.00		2,200.00		900.00		6,400.00		2,500.00	
10" Meter Replacement, including MXU and programming	As Required	3,280.00		2,550.15		2,650.00		2,800.00		1,100.00		6,800.00		3,000.00	
OTHER INSTALL'S	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
RADIO ONLY INSTALL	As Required	$39.00		$46.00		$48.50		$42.50		$42.00		$85.00		$300.00	
		$11,029.00	$106,220.00	$7,406.04	$91,024.56	$6,713.50	$95,078.50	$10,007.50	$88,755.00	$4,122.00	$82,365.00	$29,985.00	$165,775.00	$13,050.00	$795,150.00
Service Line Survey Audit (Dig both sides of the meter box, Identity line types, and capture 3 photos (1 Utility Side of the box, 1 Customer Side of the box, 1 photo after), done as part of the meter install	1437	$35.00	$18,060.00	$33.04	$17,048.64	$38.50	$19,866.00	Included in installation unit price		$58.14	$30,000.24	$45.00	$23,220.00	$200.00	$103,200.00
PLUMBING	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
5/8"X3/4" - 1"- REPLUMB METER	As Required	$55.00		$99.11		$65.00		$175.00		$80.00		$350.00		$850.00	
5/8"X3/4" - 1" - REPLACE CURB STOP	As Required	$55.00		$132.14		$65.00		$175.00		$125.00		$300.00		$850.00	
5/8"X3/4" - 1" - REPLACE EXPANSION COUPLING	As Required	$5.00		$39.64				$4.50		$35.00		$300.00		$567.00	
5/8"X3/4" - 1" - INSTALL METER YOKE BAR	As Required	$125.00		$158.57		$45.00		$60.00		$48.00		$350.00		$850.00	
1.5" - 2" - REPLUMB METER	As Required	$375.00		$198.21		$275.00		$450.00		$140.00		$450.00		$850.00	
1.5" - 2" - REPLACE CURB STOP	As Required	$250.00		$198.21		$275.00		$450.00		$225.00		$450.00		$1,700.00	
1.5" - 2" - INSTALL METER YOKE BAR	As Required	$70.00		$198.21		$175.00		$300.00		$95.00		$600.00		$850.00	
Additional Plumbing (Hourly Rate)	As Required	$165.00		$132.00		$85.00		$175.00		$115.00		$150.00		$185.00	
LIDS	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
DRILL LID	As Required	$3.00		$13.21		$4.50		$10.00		$25.00		$170.00		$50.00	
PLASMA CUT LID	As Required	$35.00		$52.86		$12.50		$10.00		$25.00		$190.00		$200.00	
REPLACE STANDARD LID	As Required	$3.00		$19.82		$3.50		$3.00		$10.00		$150.00		$100.00	
METER BOXES and LIDS	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
REPLACE Single METER BOX and LID(5/8"-1")	As Required	$45.00		$132.14		$48.50		$65.00		$55.00		$150.00		$400.00	
REPLACE Dual METER BOX and LID (1 1/2" - 2")	As Required	$225.00		$165.18		$75.00		$110.00		$130.00		$175.00		$550.00	
ADJUST/LEVEL METER BOX	As Required	$45.00		$92.50		$42.50		$50.00		$70.00		$150.00		$300.00	
		$1,456.00	$124,280.00	$1,631.80	$108,073.20	$1,171.50	$114,944.50	$2,037.50	$88,755.00	$1,178.00	$112,365.24	$3,935.00	$188,995.00	$8,302.00	$898,350.00

Exhibit B
Project Name/Area: Twin Creeks

INSTALL TYPE	Quantity	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total
Install yoke bar, expansion coupling, reuse meter (3/4" – 1") and MXU at assigned service locations, to include programming of MXU. This installation also includes disconnecting existing irrigation from potable line and reconnecting to designated reuse meter.	981	$175.00	$71,675.00	$198.21	$194,444.01	$72.50	$71,122.50	$425.00	$416,925.00	$138.00	$135,378.00	$2,700.00	$2,648,700.00	$1,950.00	$1,912,950.00
PLUMBING	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
Additional Plumbing (Hourly Rate)	As Required	$165.00		$132.00		$85.00		$175.00		$115.00		$150.00		$185.00	
LIDS	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
REPLACE STANDARD LID	As Required	$3.00		$19.82		$3.50		$3.00		$10.00		$150.00		$100.00	
METER BOXES and LIDS	Quantity	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
ADJUST/LEVEL METER BOX	As Required	$45.00		$92.50		$42.50		$50.00		$70.00		$150.00		$200.00	
		$388.00		$442.53											

Exhibit C
Project Name/Area: Service Line Survey Audit

INSTALL TYPE	Quantity (est.)	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total	Price (ea.)	Total
Service Line Survey Audit Only (Dig both sides of the meter box, Identity line types, and capture 3 photos (1 Utility Side of the box, 1 Customer Side of the box, 1 photo after),	1,000	$35.00	$35,000.00	$52.86	$52,860.00	$38.50	$38,500.00	$60.00	$60,000.00	$165.00	$165,000.00	$160.00	$160,000.00	$200.00	$200,000.00
This portion is proposed to be a multu-year contract.															

Memorandum

Date: May 12, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Award File No. 260165-C-AS, Water Meters and Parts for Meter Replacement Project **(Tom Kiger Public Services Director, Darryl Vaci Water Division Manager, Janina Lewis Procurement Services Director)**

Recommendation

Award File No. 260165-C-AS, Water Meters and Parts for Water Meter Replacement Project, utilizing Hernando County Contract No. 23-TS00194/GL – Radio Meters & Associated Parts with Ferguson Enterprises LLC d/b/a Ferguson Waterworks (Ferguson), in an estimated total amount not to exceed $1,450,000, for Phase 1 of the City's water meter replacement project for the Public Services Department - Water and Wastewater Utilities Divisions. Purchase Order(s) will only be issued against approved budgets.

Background

Water meters utilized in the City of Tarpon Springs are mechanical meters that rely on tight tolerances to accurately display the number of gallons that run through the meter. Generally, water meters lose some accuracy over time due to mechanical wear or internal contamination that slows the meter. This results in displaying less usage than the flow that was delivered to each customer, resulting in utility bills that understate the actual water and sewer revenue that should be billed to customers with aging meters. The City currently has 5,800 meters that are more than 15 years old, with 1,250 of those meters being over 25 years old, and 265 meters installed in the 1980s. Staff estimates that 4,500 will be replaced in Phase 1, starting with the oldest meters in the city.

Approval of this contract will allow the City to achieve its goal of having no meters older than 15 years when the project is complete. This is a 3-year project with an estimated target spend of $4.8M in total. Phase 1 will target smaller residential and commercial meters that supply ¾" or 1" services. The project will replace meters along with meter registers and will install antennas on all meters to prepare for the eventual move to an Advanced Metering Infrastructure (AMI) that will allow virtual real-time reading of the meters in the city. Meters will be installed by a professional installation contractor (see attached memo).

Funding

FY26 Budget; Account no. 402-4304-536.6300 project #WS2611, Water-Sewer Combination Services/Improvements other than Buildings

Strategic Plan Objective

N/A

Public Services Department

Memorandum

Date: May 4, 2026

To: Janina Lewis, Procurement Services Director

Through: R. Thomas Kiger, Public Services Director TK

From: Darryl Vaci, Water Division Manager

Subject: Authorize Approval of Contract File No. 260165-C-AS, Water Meters and Associated Equipment for Meter Replacement Project Utilizing Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment

Recommendation

Authorize approval of Contract File No. 260165-C-AS, Water Meters and Associated Equipment for Meter Replacement Project utilizing of Hernando County Contract No. 23-TS00194/94, Radio Read Meters & Associated Equipment, with Ferguson Enterprises, LLC, d/b/a Ferguson Waterworks (Ferguson), in an estimated total amount not to exceed $1,450,000, for the purchase of water meters, dual check valves, and associated equipment for Phase I of the City's water meter replacement project.

Background

Water meters are an extremely important component of any water utility, as they act as the "cash register" for the utility to ensure that customers are billed accurately for water and sewer service. This purchase is part of a multi-year project to replace aging water meters in the City, with the goal to recover lost revenue that is negatively impacting the financial health of water and sewer enterprise fund. Implementing a meter renewal project is a strategy the City is employing to reduce the need for water rate increases, and this revenue recovery effort is incorporated in the financial plan for the water and sewer utility. This purchase is one purchasing component of a $2.4 million authorized project for FY26, with the other contracts including installation services, and needed meter boxes.

Water meters utilized in the City of Tarpon Springs are mechanical meters that rely on tight tolerances to accurately display the amount of water that is delivered to the customer. As a general rule, water meters lose accuracy over time due to mechanical wear that slows the meter. This results in meters measuring less water use than was actually delivered to the customer. Aged, inaccurate meters directly result in underbilling of customers and lost revenue to the City. The City currently has 5,800 meters that are more than 15 years old, with 1,250 of those meters being over 25 years old and 265 meters installed in the 1980's.

The City of Tarpon Springs seeks to renew its meter population with a goal of having no meter older than 15 years old when the project is complete. Phase I in FY26 will target smaller residential and commercial meters that supply ¾" or 1" services. The focus will be to replace meters that measure potable water services; this includes drinking water and irrigation services. It is estimated that 4,500 meters will be replaced in Phase I, starting with the oldest meters in the City. This project will replace meters along with meter registers and will install antennas on all meters to prepare for the eventual move to an Advanced Metering Infrastructure (AMI) that will allow virtual real-time readings of meters in the City. Meters will be installed by a professional installation contractor.

Funding

Funds have been budgeted in the 2026 Fiscal Budget in Account 402-4304-536.6300, Project WS2611, Water-Sewer Combination Services/Improvements Other Than Buildings.

PROCUREMENT DEPARTMENT

15470 FLIGHT PATH DRIVE ◆ BROOKSVILLE, FLORIDA 34604
P 352.754.4020 ◆ F 352.754.4199 ◆ W www.HernandoCounty.us

AMENDMENT NO. FOUR (4)

TO

CONTRACT NO. 23-TS00194

FOR

RADIO READ METERS & ASSOCIATED EQUIPMENT

The following changes are hereby made a part of the Contract Documents for the **CONTRACT NO. 23-TS00194 – RADIO READ METERS & ASSOCIATED EQUIPMENT**, located in Hernando County, as fully and completely as if the same were fully set forth therein.

1. Effective 6/13/2026, Exhibit A Pricing Proposal from Amendment 3 of the Contract is removed in its entirety and replaced with the attached Exhibit A Pricing Proposal.

2. All other terms and conditions shall remain the same.

FERGUSON ENTERPRISES

4/22/2026

Tyler Stargel Date
Outside Sales – Meter & Automation
Florida Gulf Coast

HERNANDO COUNTY BOCC

4/29/26

Carla Rossiter-Smith MSM, PNP, GPC Date
Chief Procurement Officer

Hernando County - Contract 23-TS00194
Amendment #4

Part Number	Item Description	Unit Price	5% Surcharge	Adjusted Unit Price
ED2B31RPWG11S3098	5/8"x3/4" T10 PB Meter W/ProCoder R900i V4 Gallon Register	$ 231.00	$ 11.55	$ 242.55
ED2B31RPNG11SG116	5/8"x3/4" T10 PB Meter W/ProCoder R900i Multi-Carrier Cellular & Pit Lid Antenna	$ 290.00	$ 14.50	$ 304.50
ED2D21RPWG11S3098	3/4" T10 BB Meter W/ProCoder R900i V4 Gallon Register	$ 275.00	$ 13.75	$ 288.75
ED2D21RPNG11SG116	3/4" T10 BB Meter W/ProCoder R900i Multi-Carrier Cellular & Pit Lid Antenna	$ 335.00	$ 16.75	$ 351.75
ED2F21RPWG11S3098	1" T10 BB Meter W/ProCoder R900i V4 Gallon Register	$ 378.00	$ 18.90	$ 396.90
ED2F21RPNG11SG116	1" T10 BB Meter W/ProCoder R900i Multi-Carrier Cellular & Pit Lid Antenna	$ 438.00	$ 21.90	$ 459.90
ED2H21RPWG11S3098	1 1/2" T10 Meter W/ProCoder R900i V4 Gallon Register	$ 685.00	$ 34.25	$ 719.25
ED2H21RPFG11SG116	1 1/2" T10 Meter W/ProCoder R900i FirstNet Cellular & Pit Lid Antenna	$ 745.00	$ 37.25	$ 782.25
ED2J21RPWG11S3098	2" T10 Meter W/ProCoder R900i V4 Gallon Register	$ 870.00	$ 43.50	$ 913.50
ED2J21RPWG11SG116	2" T10 Meter W/ProCoder R900i FirstNet Cellular & Pit Lid Antenna	$ 930.00	$ 46.50	$ 976.50
EU1B1G1B1ASG106	5/8"x3/4" Mach 10 Meter W/ 3' NQL	$ 201.00	$ 10.05	$ 211.05
EU1B2G1B1AS3098	5/8"x3/4" Mach 10 Meter W/ R900i V4 Gallon Register	$ 324.00	$ 16.20	$ 340.20
EU1D1G1B1ASG106	3/4" Mach 10 Meter W/ 3' NQL	$ 243.00	$ 12.15	$ 255.15
EU1D2G1B1AS3098	3/4" Mach 10 Meter W/ R900i V4 Gallon Register	$ 355.00	$ 17.75	$ 372.75
EU1F1G1B1ASG106	1" Mach 10 Meter W/ 3' NQL	$ 280.00	$ 14.00	$ 294.00
EU1F2G1B1AS3098	1" Mach 10 Meter W/ R900i V4 Gallon Register	$ 435.00	$ 21.75	$ 456.75
EU2A1G1SG106	1 1/2" Mach 10 Meter W/ 3' NQL	$ 880.00	$ 44.00	$ 924.00
EU2A2G1S3098	1 1/2" Mach 10 Meter W/ R900i V4 Gallon Register	$ 945.00	$ 47.25	$ 992.25
EU2E1G1SG106	2" Mach 10 Meter W/ 3' NQL	$ 985.00	$ 49.25	$ 1,034.25
EU2E2G1S3098	2" Mach 10 Meter W/ R900i V4 Gallon Register	$ 1,050.00	$ 52.50	$ 1,102.50
EU3B1G1SG106	3" Mach 10 Meter W/ 3' NQL	$ 3,250.00	$ 162.50	$ 3,412.50
EU3B2G1S3098	3" Mach 10 Meter W/ R900i V4 Gallon Register	$ 3,315.00	$ 165.75	$ 3,480.75
EU3G1G1SG106	UME 3" Mach 10 Meter W/ 3' NQL	$ 2,330.00	$ 116.50	$ 2,446.50
EU3G2G1	UME 3" Mach 10 Meter W/R900i V4 Gallon Register	$ 2,570.00	$ 128.50	$ 2,698.50

EU3D1G1SG106	4" Mach 10 Meter W/ 3' NQL	$ 3,980.00	$ 199.00	$ 4,179.00
EU3D2G1S3098	4" Mach 10 Meter W/ R900i V4 Gallon Register	$ 4,045.00	$ 202.25	$ 4,247.25
EU3H1G1SG106	UME 4" Mach 10 Meter W/ 3' NQL	$ 3,110.00	$ 155.50	$ 3,265.50
EU3H2G1	UME 4" Mach 10 Meter W/R900i V4 Gallon Register	$ 3,345.00	$ 167.25	$ 3,512.25
EU3F1G1SG106	6" Mach 10 Meter W/ 3' NQL	$ 6,760.00	$ 338.00	$ 7,098.00
EU3F2G1S3098	6" Mach 10 Meter W/ R900i V4 Gallon Register	$ 6,825.00	$ 341.25	$ 7,166.25
EU3J1J1SG106	UME 6" Mach 10 Meter W/ 3' NQL	$ 4,650.00	$ 232.50	$ 4,882.50
EU3J2J1	UME 6" Mach 10 Meter W/R900i V4 Gallon Register	$ 4,890.00	$ 244.50	$ 5,134.50
EU4A1G1SG106	8" Mach 10 Meter W/ 3' NQL	$ 11,230.00	$ 561.50	$ 11,791.50
EU4A2G1S3098	8" Mach 10 Meter W/ R900i V4 Gallon Register	$ 11,295.00	$ 564.75	$ 11,859.75
EU4G1G1SG106	UME 8" Mach 10 Meter W/ 3' NQL	$ 6,200.00	$ 310.00	$ 6,510.00
EU4G2G1	UME 8" Mach 10 Meter W/R900i V4 Gallon Register	$ 6,450.00	$ 322.50	$ 6,772.50
EU4B1G1SG106	10" Mach 10 Meter W/ 3' NQL	$ 13,950.00	$ 697.50	$ 14,647.50
EU4B2G1S3098	10" Mach 10 Meter W/ R900i V4 Gallon Register	$ 14,025.00	$ 701.25	$ 14,726.25
EU4H1G1SG106	UME 10" Mach 10 Meter W/ 3' NQL	$ 7,750.00	$ 387.50	$ 8,137.50
EU4H2G1	UME 10" Mach 10 Meter W/R900i V4 Gallon Register	$ 8,010.00	$ 400.50	$ 8,410.50
EU4C1G1SG106	12" Mach 10 Meter W/ 3' NQL	$ 16,075.00	$ 803.75	$ 16,878.75
EU4C2G1S3098	12" Mach 10 Meter W/ R900i V4 Gallon Register	$ 16,160.00	$ 808.00	$ 16,968.00
EU4J1G1SG106	UME 12" Mach 10 Meter W/ 3' NQL	$ 9,300.00	$ 465.00	$ 9,765.00
EU4J2G1	UME 12" Mach 10 Meter W/R900i V4 Gallon Register	$ 9,550.00	$ 477.50	$ 10,027.50
ET2BR8G1	3" Fire Hydrant Meter Assy. W/Direct Read Gallon Register, Connections, & Gate Valve	$ 2,330.00	$ 116.50	$ 2,446.50
DM5B31	5/8"x3/4" Bare Meter	$ 67.50	$ 3.38	$ 70.88
DM2D21	3/4" SL Bare Meter	$ 124.00	$ 6.20	$ 130.20
DM2F21	1" Bare Meter	$ 206.00	$ 10.30	$ 216.30
DM2H21SB16	1 1/2" Screw End Bare Meter	$ 565.00	$ 28.25	$ 593.25
DM2J21SB16	2" Screw End Bare Meter	$ 670.00	$ 33.50	$ 703.50
RPWXGXX	ProCoder R900i V4 Register, Any Model	$ 193.00	$ 9.65	$ 202.65
RPNXGXXSG116	ProCoder R900i Register W/Multi-Carrier Cellular & Pit Lid Antenna	$ 232.00	$ 11.60	$ 243.60

15375-330	R900 Wall MIU W/Multi-Carrier Cellular	$ 165.00	$ 8.25	$ 173.25
15374-330	R900 Pit MIU W/Multi-Carrier Cellular, Internal Antenna, 3' NQL	$ 171.00	$ 8.55	$ 179.55
13749-200	R900 Pit Lid Antenna - 6'	$ 40.00	$ 2.00	$ 42.00
13749-300	R900 Pit Lid Antenna - 20'	$ 59.00	$ 2.95	$ 61.95
13984-200	R900 Cellular Pit Lid Antenna - 6'	$ 57.00	$ 2.85	$ 59.85
13984-100	R900 Cellular Offset Pit Lid Antenna - 2'	$ 47.00	$ 2.35	$ 49.35
13302-100	R900 Belt Clip Transceiver v3.0	$ 6,200.00	$ 310.00	$ 6,510.00
13655-300	MRX920v4 Mobile Data Collector	$ 14,100.00	$ 705.00	$ 14,805.00
13458-100	R900 Gateway V4 Fixed Network Data Collector - Ethernet	$ 11,845.00	$ 592.25	$ 12,437.25
13458-000	R900 Gateway V4 Fixed Network Data Collector - Cellular Modem	$ 11,845.00	$ 592.25	$ 12,437.25
13068-200	R900 Gateway 150W Solar Panel Assembly	$ 6,386.00	$ 319.30	$ 6,705.30
13070-100	R900 Gateway UPS Outdoor Power System Assembly	$ 4,120.00	$ 206.00	$ 4,326.00
13146-100	R900 Gateway Antenna	$ 515.00	$ 25.75	$ 540.75
	Neptune 360 SaaS Platform (AMR) Annual Subscription			
14099-109	Connected Endpoints greater than 100,000, per meter-per year	$ 0.57		
	Neptune 360 SaaS Platform (AMI) Annual Subscription			
14099-119	Connected Endpoints greater than 100,000, per meter-per year	$ 1.26		
	Neptune 360 SaaS Platform + FirstNet Cellular Data Plan Annual Subscription			
13980-309	Connected Endpoints greater than 100,000, per meter-per year	$ 6.05		
14099-001	Neptune 360 Set-Up Fee	$ -		
	Neptune 360 On-Site Training (Ferguson supplied)	$ -		

SOLICITATION - OFFER - AWARD

SOLICITATION NO:	SOLICITATION TITLE:	DATE ISSUED:	CONTRACT NO:
23-TS00194/GL	**RADIO READ METERS & ASSOCIATED EQUIPMENT**	**APRIL 17, 2023**	**23-TS00194/GL**

ISSUED BY:	SUBMIT BID OFFER TO:
BOARD OF COUNTY COMMISSIONERS **HERNANDO COUNTY, FLORIDA** John Allocco, Chairman Elizabeth Narverud, Vice Chairman Steve Champion, Second Vice Chairman Jerry Campbell Brian Hawkins	**HERNANDO COUNTY** **PROCUREMENT DEPARTMENT** **15470 FLIGHT PATH DRIVE** **BROOKSVILLE, FL 34604** Toni Brady Chief Procurement Officer

SOLICITATION

FOR FURNISHING THE SERVICES, SUPPLIES OR EQUIPMENT DESCRIBED HEREIN WILL BE RECEIVED AT THE OFFICE OF HERNANDO COUNTY PROCURMENT DEPARTMENT, VIA HERNANDO COUNTY'S EPROCUREMENT PORTAL AT: http://secure.procurenow.com/portal/hernandocounty.

ITEM NO.	DESCRIPTION OF SERVICE/SUPPLIES/EQUIPMENT	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	FOR PROVIDING NEPTUNE METERS, ENCODERS, MIU'S, HHCU, MDCS, EZGDCU, EZNHS, EHS AND THEIR SPPORT (SEE ATTACHED SPECIFICATIONS)	X	XXXXX	XXXXXXXXX	**Estimated Yearly amount of $1,155,465.00**

OFFER

(TERMS, CONDITIONS AND SPECIFICATIONS ARE INCLUDED AS PARTS HEREOF)

IN COMPLIANCE WITH THE ABOVE, THE UNDERSIGNED, BEING DULY AUTHORIZED TO SIGN THIS BID FOR THE BIDDER, AGREES THAT IF THIS OFFER IS ACCEPTED WITHIN ONE HUNDRED TWENTY (120) DAYS FROM THE BID OPENING DATE, TO FURNISH TO HERNANDO COUNTY ANY AND ALL ITEMS FOR WHICH PRICES ARE OFFERED IN THIS BID SOLICITATION AT THE PRICE(S) SO OFFERED, DELIVERED AT DESIGNATED POINT(S), WITHIN THE TIME PERIOD SPECIFIED, AND AT THE TERMS AND CONDITIONS SO STIPULATED IN THE SOLICITATION FOR BIDS.

DISCOUNT FOR PROMPT PAYMENT: ____% 10 CALENDAR DAYS ____% 20 CALENDAR DAYS ____% ____ CALENDAR DAYS

BIDDER'S INFORMATION	NAME AND TITLE OF PERSON AUTHORIZED TO SIGN BID OFFER:	
Company Name: Ferguson Enterprises Address: 14001 W Newberry Road City: Newberry State: FL Zip Code: 32669 Phone Number: 352-332-7106 Fax Number: Email Address: rob.coller@ferguson.com	BIDDER'S SIGNATURE: T A Coller T. A. Coller	OFFER DATE

AWARD

(TO BE COMPLETED BY COUNTY)

REVIEWED FOR LEGAL SUFFICIENCY: March 1, 2023	LR NO.: 2023-121	BY: Victoria Anderson
ACCEPTED AS TO ITEM(S) NO:	AMOUNT:	ACCOUNTING CODE:
SUBMIT INVOICES TO: **HERNANDO COUNTY** **UTILITIES DEPARTMENT** **15365 CORTEZ BLVD** **BROOKSVILLE, FL. 34613**	NAME AND TITLE OF PERSON AUTHORIZED TO SIGN ACCEPTANCE AND AWARD FOR THE COUNTY: SIGNATURE:	AWARD DATE:

INVITATION TO BID

23-TS00194/GL

RADIO READ METERS & ASSOCIATED EQUIPMENT

County of Hernando

15470 Flight Path Drive

Brooksville, FL 34604

RELEASE DATE: April 14, 2023

DEADLINE FOR QUESTIONS: undefined

RESPONSE DEADLINE: April 24, 2023, 10:00 am

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

https://secure.procurenow.com/portal/hernandocounty

County of Hernando

INVITATION TO BID

Radio Read Meters & Associated Equipment

I. INTRODUCTION.....

II. AWARD .....

III. DEFINITIONS .....

IV. GENERAL CONDITIONS.....

V. INSURANCE REQUIREMENTS.....

VI. SPECIAL CONDITIONS.....

VII. SCOPE OF WORK .....

VIII. PRICING PROPOSAL.....

IX. VENDOR QUESTIONNAIRE .....

Attachments:

C - Exhibit A Pricing Proposal

1. INTRODUCTION

1.1. Summary

The Vendor/Contractor will supply all materials, labor, software and equipment in order to accomplish the supply of Neptune Meters, Encoders, MIU's, HHIU, MDCS, EZGDCU, EZNHS, EHS and their support, as described in the specifications.

2. AWARD

Upon Award please SUBMIT INVOICES TO:

Hernando County

Hernando County Utilities Dept. 15365 Cortez Blvd. Brooksville, FL. 34613

3. DEFINITIONS

3.1. DEFINITION OF TERMS

Where the following terms, or their pronouns, occur herein, the intent and meaning shall be as follows:

A. **BIDDER**: The term "Bidder" used herein refers to the dealer/manufacturer or business organization submitting a Bid to the County in response to this solicitation.

B. **CONTRACT**: The Agreement executed by the Owner and Vendor/Contractor for the performance of work and the other documents (plans, specifications, notice to Bidders, proposal, surety bonds, addenda, and other documents) whether attached thereto or not.

C. **COUNTY**: Hernando County Board of County Commissioners, its officers, employees, agents, and volunteers.

D. **MODIFICATION/AMENDMENT/CHANGE ORDER**: Shall mean the written order to the Vendor/Contactor signed by the Vendor/Contractor and County authorizing an addition, deletion, or revision in the goods, services and/or work to be provided under the Contract Documents or an adjustment in the Contract Price issued after Contract Award.

E. **OWNER**: Hernando County Board of County Commissioners (County).

F. **VENDOR/CONTRACTOR**: The Bidder awarded a contract by the County for the furnishing of goods or services.

4. GENERAL CONDITIONS

4.1. CONTRACT PERIOD:

A. The Contract resulting from this solicitation shall be a term contract for the time period specified herein. During the specified time period, the County may order services/supplies as the requirements generate and the Vendor/Contractor will deliver the services/supplies ordered. It is understood that the County is not obligated to purchase any specific amount of services/supplies under this agreement.

B. The period of the Contract shall extend for 3 years effective from May 09, 2023.

C. **Renewal Option (Unilateral)**: At the sole option of the County, through the Board of County Commissioners or Chief Procurement Officer or Designee, this Contract may be unilaterally renewed, for 2 (two) additional year periods at the same prices, terms, and conditions. The County alone will determine whether or not this renewal option will be exercised based on its convenience and its best interest. The County will notify the Vendor/Contractor, in writing, no later than thirty (30) days prior to expiration of its decision to exercise this Contract renewal option and/or options. Any request by the Vendor/Contractor for consideration of a price adjustment must be submitted in writing to the County at the time of County notice of its decision to exercise Contract renewal (this provision), and the Vendor/Contractor must provide written evidence based on increased costs to the Vendor/Contractor. Documentation of these increases must be furnished to the County upon request. Any price adjustment (increase or decrease) approved by the County shall impose upon the Vendor/Contractor the requirement to advise and extend to the County price reductions when costs similarly decrease.

D. Either party may cancel this Contract, in whole or in part, by giving ninety (90) days prior notice in writing. However, the Vendor/Contractor shall not be authorized to exercise this cancellation option during the first one-hundred eighty (180) days of the Contract. The number of days within which, or the dates by which, the work is to be substantially completed and ready for final payment are set forth in the agreement.

4.2. BID PRICE/SUBMITTAL REQUIREMENTS:

A. The prices Bid shall remain firm during the period of the Contract. The prices Bid shall be inclusive of all labor, equipment, and materials as specified within this solicitation. The price Bid constitutes the total compensation payable to the Vendor/Contractor for performing the work.

B. Unless otherwise stated, the prices Bid shall include all costs of packing, transporting, delivery, and services to the designated point within Hernando County.

C. The Bidder hereby certifies that this Bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, services, or equipment and is in all respects fair and without collusion or fraud.

Further, the Bidder hereby agrees to abide by all terms and conditions of this bid and certifies that the person executing the Bid Form is authorized to sign this bid for the Bidder.

D. **Bidder must submit the solicitation document in its entirety, including the Solicitation-Offer-Award cover sheet, Bid Specifications, Bid Form, and all required forms/certifications. Failure to submit these forms may render its bid as non-responsive.**

4.3. HOURS:

Work may be performed between the hours of 8:00 AM - 5:00 PM, Monday through Friday, except County holidays. The County may, on certain occasions, approve work outside of these times. Such exception(s) must be approved in writing by the County at least one (1) day in advance. Services will not be permitted when operations would cause a traffic or safety hazard.

4.4. WARRANTIES:

The Bidder agrees that the supplies furnished under this award shall be covered by the manufacturer's standard warranty that the rights and remedies provided therein are the Bidder's entire obligation and the County's sole and exclusive remedy for defective or nonconforming products. This clause does not limit any rights afforded to the County by any other provision of this award. The Bidder shall provide all warranty documentation at time of delivery and report any updated information accordingly

4.5. DELIVERY AND ACCEPTANCE:

A. The County will order services by issuance of a Hernando County numbered purchase order (PO). Each purchase order will specify the scope of work, location and date(s) for service required.

B. Receipt of services/supplies shall not constitute acceptance. Final acceptance and authorization of payment shall be given only after thorough inspection indicates that the services/supplies delivered meet bid specifications and conditions. Should the services/supplies differ in any respect from the specifications, payment will be withheld until such time as the Vendor/Contractor takes necessary corrective action. If the proposed corrective action is not acceptable to the County, final acceptance of the services may be refused, in which case the services shall remain the property of the Vendor/Contractor and the County shall not be liable for payment for any portion thereof.

C. Unless otherwise specified, services shall be performed as described in these contract documents.

D. Vendor/Contractor(s) shall not commence work prior to the County's receipt and acceptance of the certification of insurance, and any other required documents/certificates as specified by these contract documents.

4.6. NON-EXCLUSIVE CONTRACT:

Award of a contract resulting from this bid imposes no obligation on the County to utilize the Vendor/Contractor for all work of this type, which may develop during the contract period. This is not an exclusive contract. The County specifically reserves the right to contract with another company for similar work if it deems such action to be in the County's best interest.

4.7. NON-PERFORMANCE:

A. Time is of the essence in this Contract and failure to deliver the services specified within the time period required shall be considered a default.

B. In case of default, the County may procure the services from other sources and hold the Vendor/Contractor responsible for all costs occasioned thereby and may immediately cancel the contract. The Chief Procurement Officer reserves the sole right to impose and debar Vendor/Contractors, as a direct result of Vendor/Contractor default and termination for a period of twelve (12) months to twenty-four (24) months depending upon the severity of the default resulting in contract termination. The Vendor/Contractor and its sureties (if any) shall be liable for any damage to the County resulting from the Vendor/Contractor's default of the contract. This liability includes any increased costs incurred by the County in completing contract performance.

4.8. ASSIGNMENT:

The successful Bidder is required to perform this contract and may not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, or the resulting contractual agreement in whole or in part without prior written authorization given at the sole discretion of Hernando County.

4.9. PUBLIC ENTITY CRIMES:

Any person submitting a bid or proposal in response to this Invitation to Bid certifies that they are aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes (Current Edition), on public entity crimes. Bidders must provide a response to the section titled VENDOR QUESTIONNAIRE, Sworn Statement to Public Entity Crimes included in these bid documents.

4.10. LICENSES AND PERMITS:

Prior to furnishing the requested product(s) or service(s), it shall be the responsibility of the awarded Vendor/Contractor to obtain, at no additional cost to Hernando County, any and all licenses and permits required to complete this contractual service. These licenses and permits shall be readily available for review by the Chief Procurement Officer or their designee.

4.11. LAWS, REGULATIONS, PERMITS AND TAXES:

Vendor/Contractor shall comply with County's jobsite procedures and regulations and with all applicable local, State, and Federal laws, rules and regulations and shall obtain all permits required for any of the work performed hereunder. Vendor/Contractor shall procure and pay for all permits and inspections required for any of the work performed hereunder and shall furnish any bonds, security or deposits required to permit performance of the work. Vendor/Contractor shall, to the extent permissible under applicable law, comply with the jobsite provisions which validly and lawfully apply to work on the specific jobsite being performed under this contract. The County of Hernando is exempt from Federal excise taxes and all sales taxes.

4.12. MODIFICATIONS/AMENDMENTS AND CHANGE ORDERS:

Without invalidating the contract, the County may, at any time or from time to time, through its Chief Procurement Officer or designee, order additions, deletions, or revisions in the work, the same being authorized by change order or contract modification/amendment. The cumulative total of change orders and/or modifications/amendments to this contract under $35,000.00 (cap) will be approved by the Chief Procurement Officer or its designee. Once the $35,000.00 cap is reached, all other additions, or revisions to this contract that exceed the "cap" are subject to approval by the Hernando County Board of County Commissioners through Board agenda item. Only upon receipt of a change order, or modification/amendment executed by the Vendor/Contractor and County (subject to approval by the Chief Procurement Officer and/or Board of County Commissioners – as applicable) shall the Vendor/Contractor be authorized to proceed with the work involved. All such work shall be executed under the applicable terms and conditions contained in the contract documents. In addition:

A. The County will execute an appropriate modification/amendment to the contract if such modification/amendment to the contract is approved by the Chief Procurement Officer or Board of County Commissioners (as approvable) and,

B. It is the Vendor/Contactor's responsibility to notify its surety of any changes affecting the general scope of the work/services or change of the contract price, and amount of the applicable bond(s) shall be adjusted accordingly.

4.13. TAXES:

A. The Board of County Commissioners, Hernando County, Florida, has the following Tax Exemption Certificates assigned:

   1. **Florida Sales and Use Tax Exemption Certificate No. 85-8012556945C-8, effective 1/31/2019 – expiring on 1/31/2024.**

B. This exemption does not apply to purchases of tangible personal property made by Vendor/Contractor(s) who use the tangible personal property in the performance of contracts for improvements of County owned real property (Chapters 192 and 212, F.S. (Current Edition) and applicable rules of the Department of Revenue).

4.14. MANUFACTURERS' NAME AND APPROVED EQUIVALENTS:

Manufacturers' names, trade names, brand names, information and/or catalog number listed in a specification are for informational purposes only and are not intended to limit competition. Said listing is for the purpose of item identification and to establish standards for quality, style and features. Bids on equivalent items will be considered unless items are noted as no substitutes. The Bidder may offer any brand for which they are an authorized representative, which meets or exceeds the specifications for any item(s). If bids are based on equivalent products, indicate on the Bid Form the manufacturers' name and catalog number. Bidder shall submit with their bid, cuts, sketches, and descriptive literature and/or specifications. The Bidder should also explain in detail the reasons(s) why and submit proof that the proposed equivalent will meet the specifications and not be considered an exception thereto. Hernando County Board of County Commissioners reserves the sole right to be the sole judge of what is equal and acceptable. Bids which do not comply with these requirements may be found non-responsive and subject to rejection. If Bidder fails to name a substitute, it will be assumed that they are bidding on and will be required to furnish goods identical to the bid standard as specified.

4.15. LITIGATION/WAIVER OF JURY TRIAL:

This agreement shall be governed by and construed according to Florida law. Venue for any dispute or formal litigation concerning this agreement shall be in the appropriate court with territorial jurisdiction over Hernando County, Florida. In the event of a dispute or litigation, each party to such dispute or litigation shall be solely responsible for its own attorneys' fees and costs. This agreement shall not be construed for or against any party hereto, without regard to which party is wholly or partly responsible for its drafting. Each party acknowledges that it is aware of and has had the opportunity to seek advice of counsel of its choice with respect to its rights to trial by jury, and each party, for itself and its successors, creditors, and assigns, does hereby expressly and knowingly waive and release all such rights to trial by jury in any action, proceeding or counterclaim brought by any party hereto against the other (and/or against its officers, directors, employees, agents, or subsidiary or affiliated entities) on or with regard to any matters whatsoever arising out of or in any way connected with this contract and/or any other claim of injury or damage.

4.16. TERMINATION:

A. Termination for Default:

1. The County may, by written notice to the Vendor/Contractor, terminate this contract for default in whole or in part (delivery orders, if applicable) if the Vendor/Contractor fails to:

   a. Provide products or services that comply with the specifications herein or fails to meet the County's performance standards.

   b. Deliver the supplies or to perform the services within the time specified in this contract or any extension.

   c. Make progress so as to endanger performance of this contract.

   d. Perform any of the other provisions of this contract.

2. Prior to termination for default, the County will provide adequate written notice to the Vendor/Contractor through the Chief Procurement Officer, Purchasing and Contracts Department, affording them the opportunity to cure the deficiencies or to submit a specific plan to resolve the deficiencies within ten (10) days (or the period specified in the notice) after receipt of the notice. Failure to adequately cure the deficiency shall result in termination action and possible debarment. Such termination may also result in suspension or debarment of the Vendor/Contractor for a period of twelve (12) to twenty-four (24) months depending upon the severity of the Vendor/Contractor's action that caused the default in accordance with the County's Procurement Ordinance. The Vendor/Contractor and its sureties (if any) shall be liable for any damage to the County resulting from the Vendor/Contractor's default of the contract. This liability includes any increased costs incurred by the County in completing contract performance.

3. In the event of termination by the County for any cause, the Vendor/Contractor will have, in no event, any claim against the County for lost profits or compensation for lost opportunities. After a receipt of a Termination Notice and except as otherwise directed by the County the Vendor/Contractor shall:

   a. Stop work on the date and to the extent specified.

   b. Terminate and settle all orders and subcontracts relating to the performance of the terminated work.

   c. Transfer all work in process, completed work, and other materials related to the terminated work as directed by the County.

   d. Continue and complete all parts of that work that have not been terminated.

4. If the Vendor/Contractor's failure to perform the contract arises from causes beyond the control and without the fault or negligence of the Vendor/Contractor, the contract shall not be terminated for default. Examples of such causes include (1) acts of God or the public enemy, (2) acts of a government in its sovereign capacity, (3) fires, (4) floods, (5) epidemics, (6) strikes and (7) unusually severe weather.

B. Termination for Convenience: The County, by written notice, may terminate this contract, in whole or in part, when it is in the County's interest. If this contract is terminated, the County shall be liable only for goods or services delivered and accepted. The County Notice of Termination may provide the Vendor/Contractor ninety (90) days prior notice before it becomes effective. A termination for convenience may apply to individual delivery orders, purchase orders or to the contract in its entirety. Notwithstanding the foregoing, the County shall not be entitled to terminate without cause with respect to any special order or specially fabricated materials unless Bidder can terminate its order with its vendors and in such event the County shall be required to pay to the Bidder any actual costs incurred by the Bidder in connection with such termination, including but not limited to termination, cancellation, or restocking fees.

4.17. FISCAL NON-FUNDING

In the event sufficient budgeted funds are not available for a new fiscal period, the County must notify the Vendor/Contractor of such occurrence and the contract shall terminate on the last day of current fiscal period without penalty or expense to the County.

4.18. CERTIFICATION OF INDEPENDENT PRICE DETERMINATION:

By submission of this bid, the Bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, that in connection with this procurement:

A. The prices in this bid have been arrived at independently, without consultation, collusion, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder or with any competitor.

B. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly to any other Bidder or to any competitor.

4.19. INTERIM EXTENSION OF PERFORMANCE:

If it is determined that interim performance is required to allow for the solicitation and award of a new contract, the County may unilaterally extend the contract for a maximum period of up to six (6) months. Current pricing, delivery and all other terms and conditions of the contract shall apply during this interim period.

4.20. MAINTENANCE OF RECORDS:

The Vendor/Contractor will keep adequate records and supporting documents applicable to this contract. Said records and documentation will be retained by the Vendor/Contractor for a minimum of five (5) years from the date of final payment on this contract. The County and its authorized agents shall have the right to audit, inspect and copy records and documentation as often as the County deems necessary during the period of this contract and a period of five (5) years after completion of contract performance; provided however, such activity shall be conducted only during normal business hours. The County during the period of time defined by the preceding sentence, shall also have the right to obtain a copy of and otherwise inspect any audit made at the direction of the Vendor/Contractor as

concerns the aforesaid records and documentation. Pursuant to Section 119.0701 (Current Edition), Florida Statutes, Vendor/Contractor shall comply with the Florida Public Records' laws and shall:

A. Keep and maintain records that ordinarily and necessarily would be required by the public agency in order to perform the service.

B. Provide the public with access to public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed the cost provided in Chapter 119, F.S. (Current Edition), or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirement are not disclosed except as authorized by law; and,

D. Meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the Vendor/Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the public agency.

E. Failure to comply with this section shall be deemed a breach of the contract and enforceable as set forth in Section 119.0701, Florida Statutes (Current Edition).

IF THE VENDOR/CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES (CURRENT EDITION), TO THE VENDOR/CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 352-754-4020, PURCHASING@HERNANDOCOUNTY.US, WITH AN OFFICE LOCATED AT 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604.

Per Florida Statute 20.055(5) (Current Edition), it is the duty of every state officer, employee, agency, special district, board, commission, contractor, and subcontractor to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing pursuant to this section.

4.21. PAYMENT:

A. Payment for services/products received will be accomplished by submission of an invoice, in duplicate, with purchase order number referenced thereon at the completion of each specified job. Said invoice(s) shall be submitted to: Hernando County Utilities Dept. 15365 Cortez Blvd. Brooksville, FL. 34613

B. Each invoice shall give a detailed breakdown of the services provided.

C. The Vendor/Contractor may invoice the County after each work order is complete. Invoice shall reference and be based upon the quantity report received after project completion.

D. Payment will be made in no less than forty-five (45) days, per Florida Statute 218.74 (Current Edition). Terms not within Hernando County's payment period are not acceptable and may be cause for rejection.

E. Payment to Vendor/Contractor by Electronic Payment Solution: ACH (Direct Deposit): If the Vendor/Contractor is enrolled in the County's ACH electronic payment solution, all payments will be made using the direct deposit which may or may not include a pre-note transaction. The Vendor/Contractor's bank account information will remain confidential to the extent provided by law and necessary to make direct deposit payments. Once the County has approved payment, an electronic remittance advice will be sent to the Vendor/Contractor via e-mail.

4.22. CONFLICT OF INTEREST:

A. Conflict of Interest of Officers or Employees of the Contracting Entity/Local Jurisdiction, Members of the Local Governing Body, or Other Elected Officials: No member or employee of the contracting entity/local jurisdiction or its designees or agents; no member of the governing body; and no other public official of Hernando County who exercises any function or responsibility with respect to this contract, during their tenure or for one (1) year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed. Further, the Vendor/Contractor shall cause to be incorporated in all subcontracts, the language set forth in this paragraph prohibiting conflict of interest.

B. Employee Conflict of Interest: It shall be unethical for any Hernando County employee to participate directly or indirectly in a procurement contract when Hernando County employee knows that:

1. Hernando County employee or any member of Hernando County employee's immediate family has a financial interest in the procurement contract; or

2. Any other person, business, or organization with whom Hernando County employee or any member of a Hernando County employee's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement contract; or

3. A Hernando County employee or any member of a Hernando County employee's immediate family who holds a financial interest in a disclosed blind trust shall not be deemed to have a conflict of interest with regard to matters pertaining to that financial interest.

C. Former Employee Conflict of Interest: It shall be a violation for any person, business or organization contracting with County to employ in any capacity, any former County employee or member of County employee's immediate family within one (1) year of that employee's separation from employment with the County, unless the employer or the former County

employee files with the County Clerk, the County's Employment Disclosure Statement. The penalty for this violation may include disqualification of the bid submission.

4.23. GRATUITIES AND KICKBACKS:

A. Gratuities: It shall be unethical for any person to offer, give, or agree to give any Hernando County employee or former Hernando County employee, or for any Hernando County employee or former Hernando County employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, or to influence the content of any specification or procurement standard, or to act in an render advisory, investigative or auditing capacity. The County in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or sub-contract, or to any solicitation or proposal, therefore.

B. Kickbacks: It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime Vendor/Contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

4.24. E-VERIFY:

A. Vendor/Contractor is advised that the County has entered into an agreement with U.S. Immigration and Customs Enforcement (ICE) wherein the County will, in part, seek to promote the principles of ethical business conduct, prevent the knowing hiring of unauthorized workers through self-governance, and encourage voluntary reporting of the discovery of unauthorized workers to ICE (the IMAGE Agreement). Accordingly, by submitting your bid, Vendor/Contractor represents and warrants (a) that the Vendor/Contractor is in compliance with all applicable Federal, State and local laws, including, but not limited to, the laws related to the requirement of an employer to verify an employee's eligibility to work in the United States, (b) that all of the Vendor/Contractor employees are legally eligible to work in the United States, and (c) that the Vendor/Contractor has actively and affirmatively verified such eligibility utilizing the Federal Government's Employment Verification Eligibility Form (I-9 Form).

B. A mere allegation of Vendor/Contractor's intent to use and/or current use of unauthorized workers may not be a basis to delay the County's award of a contract to the Vendor/Contractor unless such an allegation has been determined to be factual by Immigration and Customs Enforcement (ICE) pursuant to an investigation conducted by ICE prior to the date the contract is scheduled to be awarded by the County.

C. Legitimate claims of the Vendor/Contractor's use of unauthorized workers must be reported to both of the following agencies:

1. The County's Purchasing and Contracts Department at (352) 754-4020: and
2. Immigration and Customs Enforcement (ICE) at 1-866-DHS-2-ICE

D. In the event it is discovered that the Vendor/Contractor's employees are not legally eligible to work in the United States, the County may, in its sole discretion, demand that the Vendor/Contractor cure this deficiency within a specified time frame, and/or immediately terminate the contract without any cost or penalty to the County, and/or debar the Vendor/Contractor from bidding on all County contracts for a period up to twenty-four (24) months, and/or take any and all legal action deemed necessary and appropriate.

E. Vendor/Contractor is required to incorporate the following IMAGE best practices into its business and, when practicable, incorporate verification requirements into its agreements with subcontractors:

1. Use the Department of Homeland Security employment eligibility verification program (E-Verify) to verify the employment eligibility of all new hires.
2. Use the Social Security Number verification service and make good faith effort to correct and verify the names and Social Security Numbers of the current workforce.
3. Establish a written hiring and employment eligibility verification policy.
4. Establish an internal compliance and training program related to the hiring and employment verification process, to include, but not limited to, completion of Form I-9, how to detect fraudulent use of documents in the verification process, and how to use E-Verify and the Social Security Number Verification Service.
5. Require the Form I-9 and E-Verify process to be conducted only by individuals who received appropriate training and include secondary review as of each employee's verification to minimize the potential for a single individual to subvert the process.
6. Arrange for annual Form I-9 audits by an external auditing firm or a trained employee not otherwise involved in the Form I-9 process.
7. Establish a procedure to report to ICE credible information of suspected criminal misconduct in the employment eligibility verification process.
8. Establish a program to assess subcontractors' compliance with employment eligibility verification requirements. Encourage Vendor/Contractors to incorporate the IMAGE best practices contained in this article and, when practicable, incorporate the verification requirements in subcontractor agreements.

9. Establish a protocol for responding to letters received from Federal and State government agencies indicating that there is a discrepancy between the agency's information and the information provided by the employer or employee; for example, "no match" letters received from the Social Security Administration.
10. Establish a tip line mechanism (inbox, e-mail, etc.) for employees to report activity relating to the employment of unauthorized workers, and a protocol for responding to employee tips.
11. Establish and maintain appropriate policies, practices, and safeguards against use of the verification process for unlawful discrimination, and to ensure that U.S. citizens and authorized workers do not face discrimination with respect to hiring, firing, recruitment or referral for a fee because of citizenship status or national origin.
12. Maintain copies of any documents accepted as proof of identify and/or employment authorization for all new hires.

4.25. SCRUTINIZED COMPANIES PURSUANT TO FLORIDA STATUTE 287.135 AND 215.473 (Current Edition):

Vendor/Contractor must certify that the company is not participating in a boycott of Israel. Vendor/Contractor must also certify that Vendor/Contractor is not on the Scrutinized Companies that Boycott Israel List, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or has been engaged in business operations in Cuba or Syria. Subject to limited exceptions provided in State law, the County will not contract for the provision of goods or services with any scrutinized company referred to above. Vendor/Contractor must submit the certification form included as an attachment to this solicitation. Submitting a false certification shall be deemed a material breach of contract. The County shall provide notice, in writing, to the Vendor/Contractor of the County's determination concerning the false certification. The Vendor/Contractor shall have five (5) days from receipt of notice to refute the false certification allegation. If such false certification is discovered during the active contract term, the Vendor/Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Vendor/Contractor does not demonstrate that the County's determination of false certification was made in error, then the County shall have the right to terminate the contract and seek civil remedies pursuant to Section 287.135, Florida Statutes (Current Edition), as amended from time to time.

4.26. MINIMUM WAGE RATES:

A. The Vendor/Contractor shall be required to pay their employees no less than the Federal minimum wage rate.

B. If the contract should be renewed, the contract shall be adjusted for benefit of the Vendor/Contractor in proportion with Federal law governing wage rates during the period of the contract for labor-related costs only.

C. The County reserves the right to inspect the payroll records of the Vendor/Contractor, as may be deemed necessary, to determine that the Vendor/Contractor is complying with Federal wage and hour law.

4.27. SAFETY PRECAUTIONS:

A. The Vendor/Contractor shall be responsible for instructing their workmen in appropriate safety measures with respect to all services provided under this contract and shall not permit them to place equipment in traffic lanes or other locations in such a manner as to create a safety hazard.

B. All equipment shall be equipped with all necessary safety equipment to satisfy all applicable Florida Department of Transportation (FDOT) and Occupational Safety and Health Administration (OSHA) requirements.

4.28. CLAIMS

A. Chief Procurement Officer's Decision Required: All claims, except those waived, shall be referred to the Chief Procurement Officer for decision.

B. Notice: Written notice stating the general nature of each claim shall be delivered by the claimant to the Chief Procurement Officer and the other party to the contract promptly but in no event later than thirty (30) days after the start of the event giving rise thereto. The responsibility to substantiate a claim shall rest with the party making the claim. Notice of the amount or extent of the claim, with supporting data, shall be delivered to the Chief Procurement Officer and the other party to the contract within sixty (60) days after the start of such event (unless the Chief Procurement Officer allows additional time for claimant to submit additional or more accurate data in support of such claim). A claim for an adjustment in contract price shall be prepared in accordance with the provisions of Section titled "PRICE ADJUSTMENT". Each claim shall be accompanied by claimant's written statement that the adjustment claimed is the entire adjustment to which the claimant believes it is entitled as a result of said event. The opposing party shall submit any response to the Chief Procurement Officer and the claimant within thirty (30) days after receipt of the claimant's last submittal (unless the Chief Procurement Officer allows additional time).

C. Chief Procurement Officer's Action: Chief Procurement Officer will review each claim and, within thirty (30) days after receipt of the last submittal of the claimant or the last submittal of the opposing party, if any, take one (1) of the following actions in writing:

1. Deny the claim in whole or in part,

2. Approve the claim, or

3. Notify the parties that the Chief Procurement Officer is unable to resolve the claim if, in the Chief Procurement Officer's sole discretion, it would be inappropriate for the Chief Procurement Officer to do so. For purposes of further resolution of the claim, such notice shall be deemed a denial.

D. In the event that Chief Procurement Officer does not take action on a claim within said thirty (30) days, the claim shall be deemed denied.

E. Chief Procurement Officer's written action or denial will be final and binding upon Owner and Vendor/Contractor, unless Owner or Vendor/Contractor invoke the dispute resolution procedure set forth in Section titled "DISPUTE RESOLUTION" within thirty (30) days of such action or denial.

4.29. DISPUTE RESOLUTION:

A. Owner and Vendor/Contractor may mutually request mediation of any claim submitted to the Owner for a decision before such decision becomes final and binding. The mediation will be governed by the Construction Industry Mediation Rules of the American Arbitration Association in effect as of the effective date of the agreement. The request for mediation shall be submitted in writing to the American Arbitration Association. Timely submission of the request shall stay the effect.

B. Owner and Vendor/Contractor shall participate in the mediation process in good faith. The process shall be concluded within sixty (60) days of filing of the request. The date of termination of the mediation shall be determined by application of the mediation rules referenced above.

C. If the claim is not resolved by mediation, Chief Procurement Officer's action or denial pursuant to Section titled "CLAIMS" shall become final and binding thirty (30) days after termination of the mediation unless, within that time period, Owner or Vendor/Contractor:

1. Agrees with the other party to submit the claim to another dispute resolution process, or
2. Gives written notice to the other party of their intent to submit the claim to a court of competent jurisdiction.

5. INSURANCE REQUIREMENTS

5.1. INSURANCE REQUIREMENTS:

A. INDEMNITY, SAFETY AND INSURANCE PROVISIONS:

1. Indemnity: To the fullest extent permitted by Florida law, the Vendor/Contractor covenants, and agrees that it will indemnify and hold harmless the County and all the County's officers, agents, and employees from any claim, loss, damage, cost, charge, attorney's fees and costs, or any other expense to the extent caused in whole or in part by the negligent act or omission, or any claim that a product supplied under this agreement infringes on a

United States patent, trademark or copyright, by Vendor/Contractor during the performance of the contract, whether direct or indirect, and whether to any person or property to which the County or said parties may be subject, except that neither the Vendor/Contractor nor any of its subcontractors, or assignees, will be liable under this section for damages to the extent such injury or damage to persons or property is caused by or resulting from the negligence of the County or any of its officers, agents, or employees.

2. Protection of Person and Property:

   a. The Vendor/Contractor will take all reasonable precautions for, and will be responsible for initiating, maintaining and supervising all programs relating to the safety of all persons and property affected by, or involved in, the performance of his operations under this Contract.

   b. The Vendor/Contractor will take all reasonable precautions to prevent damage, injury or loss to: (a) all persons who may be affected by the performance of his operations, including employees; (b) all materials and equipment; and (c) all property at or surrounding the work site. In an emergency affecting the safety of persons or property, the Vendor/Contractor will act, with reasonable care and discretion, to prevent any threatened damage, injury or loss.

5.2. MINIMUM INSURANCE REQUIREMENTS:

A. Vendor/Contractor shall procure, pay for and maintain at least the following insurance coverage and limits. Said insurance shall be evidenced by delivery to the County of a certificate(s) of insurance executed by the insurers listing coverage and limits, expiration dates and terms of policies and all endorsements required by the County, and listing all carriers issuing said policies. The insurance requirements shall remain in effect throughout the term of this Contract.

5.3. WORKERS' COMPENSATION:

As required by law:

A. State. .....Statutory
B. APPLICABLE FEDERAL. .....Statutory
C. EMPLOYER'S LIABILITY..... Minimum:
   1. $100,000.00 each accident
   2. $100,000.00 by employee
   3. $500,000.00 policy limit
D. Exemption per Florida Statute 440: If a Vendor/Contractor has less than three (3) employees and states that they are exempt per Florida Statute 440, they must provide an exemption

certificate from the State of Florida. Otherwise, they will be required to purchase Workers' Compensation Insurance and provide a copy of Workers Compensation Insurance. https://www.myfloridacfo.com/Division/WC/Employer/Exemptions/

5.4. GENERAL LIABILITY

Commercial General Liability including, but not limited to, Independent Contractor, Contractual Premises/Operations, and Personal Injury covering the liability assumed under indemnification provisions of this Contract, with limits of liability for personal injury and/or bodily injury, including death.

A. Coverage as follows:

1. EACH OCCURRENCE. $1,000,000.00
2. GENERAL AGGREGATE $2,000,000.00
3. PERSONAL/ADVERTISING INJURY. $1,000,000.00
4. PRODUCTS-COMPLETED OPERATIONS AGGREGATE ..... $2,000,000.00 Per Project Aggregate (if applicable)

B. ALSO, include in General Liability coverage for the following areas based on limits of policy, with:

1. FIRE DAMAGE (Any one (1) fire. $50,000.00
2. MEDICAL EXPENSE (Any one (1) person). $5,000.00

5.5. AUTOMOBILE LIABILITY:

Commercial automobile and truck liability covering any auto, all owned autos, scheduled autos, hired autos, and non-owned autos. Coverage shall be on an "occurrence" basis. Such insurance to include coverage for loading and unloading hazards. Coverage as follows:

A. COMBINED SINGLE LIMIT (CSL). ..... $1,000,000.00 or:

1. BODILY INJURY (Per Person). $1,000,000.00
2. BODILY INJURY (Per Accident) $1,000,000.00
3. PROPERTY DAMAGE..... $1,000,000.00

5.6. ADDITIONAL INSURED:

Vendor/Contractor agrees to endorse Hernando County as an additional insured on the Commercial General Liability. The Additional Insured shall read "Hernando County Board of County Commissioners." Proof of Endorsement is required.

5.7. WAIVER OF SUBROGATION:

Vendor/Contractor agrees by entering into this Contract to a Waiver of Subrogation for each required policy herein. When required by the insurer, or should a policy condition not permit Vendor/Contractor

to enter into a pre-loss agreement to waive subrogation without an endorsement, then Vendor/Contractor aggress to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which includes a condition specifically prohibiting such an endorsement, or voids coverage should Vendor/Contractor enter into such an agreement on a pre-loss basis.

5.8. SUBCONTRACTORS (if applicable):

All subcontractors hired by said Vendor/Contractor are required to provide Hernando County Board of County Commissioners a Certificate of Insurance with the same limits required by the County as required by the Contract. All subcontractors are required to name Hernando County Board of County Commissioners as additional insured and provide a Waiver of Subrogation in regards to General Liability.

5.9. RIGHT TO REVISE OR REJECT:

County reserves the right, but not the obligation, to revise any insurance requirement, not limited to limits, coverages and endorsements, or to reject any insurance policies which fail to meet the criteria stated herein. Additionally, County reserves the right, but not the obligation, to review and reject any insurer providing coverage due of its poor financial condition or failure to operating legally.

5.10. EACH INSURANCE POLICY SHALL INCLUDE THE FOLLOWING CONDITIONS BY ENDORSEMENT TO THE POLICY:

Vendor/Contractor agrees to provide County with a Certificate of Insurance evidencing that all coverages, limits and endorsements required herein are maintained and in full force and effect, and the Certificate of Insurance shall provide a minimum thirty (30) day endeavor to notify, when available by Vendor/Contractor's insurer. If the Vendor/Contractor receives a non-renewal or cancellation notice from an insurance carrier affording coverage required herein, or receives noticed that coverage no longer complies with the insurance requirements herein, Vendor/Contractor agrees to notify the County by email within five (5) business days with a copy of the non-renewal or cancellation notice, or written specifics as to which coverage is no longer in compliance. The Certificate Holder shall read:

Hernando County Board of County Commissioners

Attention: Human Resources/Risk Department

15470 Flight Path Drive

Brooksville, Florida 34604

A. Companies issuing the insurance policy, or policies, shall have no recourse against the County for payment of premiums or assessments for any deductibles which all are the sole responsibility and risk of Vendor/Contractor.

B. The term "County" or "Hernando County" shall include all authorities, boards, bureaus, commissions, divisions, departments, and offices of the County and individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of

Hernando County.

C. The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by County, to any such future coverage, or to County's Self-Insured Retentions of whatever nature.

D. The Vendor/Contractor shall be required to provide a current Certificate of Insurance to the County prior to commencement of services.

E. Bidders may, at the County's request, be required to provide proof that their firm meets the preceding insurance requirements, by submission of a Certificate Of Insurance coverage(s), prior to award of the Contract.

F. Failure of the Owner to demand such certificates or other evidence of full compliance with these insurance requirements or failure of the Owner to identify a deficiency from evidence provided shall not be construed as a waiver of Vendor/Contractor's obligation to maintain such insurance.

6. SPECIAL CONDITIONS

LICENSES AND PERMITS:

A. Prior to furnishing the requested product(s) or service(s), it shall be the responsibility of the awarded Vendor/Contractor to obtain, at no additional cost to the County, any and all licenses and permits required to complete this contractual service. These licenses and permits shall be readily available for review by the Chief Procurement Officer or their designee.

B. Said licenses shall be in the Bidder's name as it appears on the official Bid Form. Bidder shall supply appropriate license numbers, with expiration dates, as part of their bid. Failure to hold and provide proof of a proper active license, certification and registration may be grounds for rejection of the bid.

C. Upon notification, Bidder shall provide copies of all applicable active and current licenses.

6.1. F.O.B. POINT:

The free-on-board (F.O.B.) point shall be installed at the location(s) specified herein. At the sole discretion of the County, bids showing other than F.O.B. Destination will not be accepted and are subject to rejection. The Bidders bid shall include all costs of packaging, transporting, delivery and unloading (THIS INCLUDES INSIDE DELIVERY IF REQUESTED) to designated point within the County.

6.2. DELIVERY

Delivery is requested within 30 calendar days after receipt of the purchase order. The delivery date stated on the Bid Form shall be the maximum acceptable delivery date. Failure to deliver within the time stated shall be cause for cancellation of the contract with all applicable remedies available to the County under State law. Bids submitted which fail to meet this requirement shall be cause for rejection.

Delivery beyond 30 days, due to supply chain issues, shall be communicated to the Contract Manager for prior approval.

6.3. PERFORMANCE

A. Timely performance is of the essence in the award of this Invitation for Bids. Performance shall be no later than thirty (30) calendar days from receipt of the purchase order. Bids which fail to meet this requirement shall be rejected.

B. Failure of the awarded Vendor/Contractor to meet this performance requirement may result in default, immediate cancellation of the Radio Read Meters & Associated Equipment order or contract, and all other applicable remedies available to the County under State law.

C. It is hereby understood and mutually agreed to by and between parties hereto that the time of performance is an essential condition of this contract.

D. If said Vendor/Contractor shall neglect, fail or refuse to provide the services within the time herein specified, then said Vendor/Contractor does hereby agree as part of the consideration for the awarding of this contract, to pay the County the sum extended by the County to contract for like services approved by the Purchasing and Contracts Department for the period from the required scheduled commencement date until performance of services covered in the Invitation to Bid is completed.

E. The Vendor/Contractor shall, within five (5) calendar days from the beginning of such delay, notify the Chief Procurement Officer in writing of the cause(s) of the delay.

6.4. AS SPECIFIED:

All items delivered must meet the specifications herein. Items delivered not as specified will be returned at no expense to the County. The County may return, for full credit, any unused items received which fail to meet the County's performance standards. Replacement items meeting specifications must be submitted within a reasonable time after rejection of the non-conforming items.

6.5. CODES AND REGULATIONS:

The awarded Vendor/Contractor must strictly comply with all Federal, State, and local building and safety codes

6.6. INFORMATION AND DESCRIPTIVE LITERATURE:

Bidders must furnish all information requested and in the space provided on the Bid Form, if any. Furthermore, each Bidder offering an equal to the brand(s) specified (or if no brand is specified) must submit with their bid, descriptive literature and/or detailed specifications covering the products offered. Reference to literature submitted with a previous bid will not satisfy this provision. Bids which do not comply with these requirements will be rejected.

6.7. ALTERNATE SIZES:

In the event the manufacturer does not supply the exact size as stipulated, Bidder may offer an alternate size. For example, if a fifty (50) pound bag is not available, Bidder may substitute the manufacturer's sixty (60) pound bag on the Bid Form. Line-out the unit of measure on the Bid Form and

write in the offered size above the strike out. In such case, award may be made on a unit price basis; ex., price per lb.

6.8. EQUIPMENT/SERVICE:

A. The scope of these specifications is to insure the delivery of a complete unit ready for operation. Omission of any essential detail from these specifications does not relieve the awarded Vendor/Contractor from furnishing a complete unit.

B. All equipment must be new, or current manufacturer in production at the time of bid opening and carry standard warranties. The awarded Vendor/Contractor must service all equipment prior to delivery.

C. Bids will be considered only on equipment which can, on short notice, be serviced and maintained by the successful Bidder. At the time of bid opening, the Bidder must be an authorized dealer, distributor, and/or representative of the manufacturer for the brand/model being bid. For the purposes of this bid solicitation, dealer, distributor, and/or representative means a firm or person that owns, operates, or maintains a store, warehouse, or other establishment in which materials, supplies, parts, articles, or equipment of the general character described in the specifications are bought, kept in stock, and sold commercially or to the general public in the usual course of business. The Bidder must maintain a normal supply of repair parts and be equipped with personnel and facilities to provide such service as necessary to keep the equipment in operation with a minimum of delay. Failure to meet these requirements, in the County's sole opinion, may be cause for rejection.

D. Bidder must indicate the nearest available location for replacement parts, how long parts will be available on the market and the number of days to receive parts after receipt of order. The space for this information is included on the Bid Form.

6.9. ASSEMBLY AND/OR PLACEMENT:

All items must be completely assembled by the awarded Vendor/Contractor prior to delivery to Hernando County. It will be the responsibility of the awarded Vendor/Contractor to supply the necessary labor and materials for the placement of all equipment as specified herein. Equipment is to be set-up, serviced, tested, and demonstrated at no charge to Hernando County.

6.10. WARRANTY

The awarded Vendor/Contractor, subject to the terms of the manufacturer's warranty, shall warrant 100% all Meters and their parts furnished hereunder against defect in materials and/or workmanship for a period of five (5) years and/or 1 million gallons, all Encoders and MIU's for not less than ten (10) years, Handheld Collector Units and Mobile Data Collection Units for not less than one (1) year and Software for not less than twelve (12) months from date of delivery/acceptance by Hernando County. Should any defect in materials or workmanship, except ordinary wear and tear, appear during the above stated warranty period, the awarded Vendor/Contractor shall repair or replace same at no cost

to the County, immediately upon written notice from the County's authorized representative. The Vendor/Contractor shall be responsible for either repairing the equipment on site or transporting the equipment to his/her repair facility at no cost to the County. from date of delivery/acceptance by Hernando County. Should any defect in materials or workmanship, except ordinary wear and tear, appear during the above stated warranty period, the awarded Vendor/Contractor shall repair or replace same at no cost to the County, immediately upon written notice from the County's authorized representative. The Vendor/Contractor shall be responsible for either repairing the equipment on site or transporting the equipment to their repair facility at no cost to the County.

If the County must return HHCU and MDCS equipment for repair or replacement under the warranty the Vendor/Contractor shall make every effort to secure a replacement loaner unit within forty-eight (48) hours of notification. The County shall return any loaner equipment within forty-eight (48) hours of warranty equipment return. Return freight for HHCU and MDCS equipment shall be the responsibility of the County. After repairs for replacement of HHCU and MDCS equipment the Vendor/Contractor shall pay the return freight to the County.

If the County must return Software for replacement under the warranty the Vendor/Contractor shall make every effort to secure a software replacement within twenty-four (24) hours of notification. The County shall return any defective software media within forty-eight (48) hours of notice to Vendor/Contractor. Return freight for software media shall be the responsibility of the County. On replacement the Vendor/Contractor shall pay the return freight to the County.

6.11. PROTECTION OF PROPERTY/SECURITY:

A. The Vendor/Contractor shall provide barricades if necessary and take all necessary precautions to protect buildings and personnel. All work shall be completed in every respect and accomplished in a professional manner and the Vendor/Contractor shall provide for removal of all debris from County property.

B. The Vendor/Contractor shall at all times, guard against damage or loss to property of Hernando County, or of other Vendor/Contractors, and shall be held responsible for replacing or repairing any such loss or damage. The County may withhold payment or make such deductions as deemed necessary to insure reimbursement or replacement for loss of damage to property through negligence of the Vendor/Contractor or their agent.

6.12. PRICING

The County requires a firm fixed price for the entire contract period. Invoices will be reviewed to confirm compliance with bid pricing. Failure to hold prices firm shall be grounds for immediate termination of the contract.

6.13. PRICE ADJUSTMENT:

Written request for price adjustments may be made every Twelve (12) months, no less than thirty (30) days prior to the requested effective date. Any increased price adjustment(s) must be accompanied by written justification attesting that the request is a bonafide cost increase to the Vendor/Contractor. The base period for any requested adjustment shall be the beginning of the latest period during which an adjustment may have been made. All requests for price adjustment(s) shall be supported by Consumer

Price Index and/or Producer Price Index documentation supporting the requested increase. All price adjustments must be accepted by the Chief Procurement Officer and shall be accomplished by written amendment to this contract.

6.14. MARKET CONDITIONS:

The County reserves the right to purchase on the open market should lower market prices prevail, at which time the Vendor/Contractor shall have the option of meeting the lower price or relieving the County of any obligation previously understood.

6.15. CHANGES - SERVICE CONTRACTS:

A. The County may at any time by issuance of an executed change order make changes within the general scope of the contract in any of the following areas:

   1. Description of services to be performed.

   2. Time of performance (i.e., hours of the day, days of the week, etc.).

   3. Place of performance of the services.

B. If additional work or other changes are required in the areas described above, a price proposal will be required from the Vendor/Contractor. Upon negotiation of the proposal, execution and receipt of the change order, the Vendor/Contractor shall commence performance of the work as specified.

C. The Vendor/Contractor shall not commence the performance of additional work or other changes not covered by this contract without an executed change order issued by the Purchasing and Contracts Department. If the Vendor/Contractor performs additional work beyond the specific requirements of this contract without an executed change order, it shall be at their own risk. The County assumes no responsibility for any additional costs for work not specifically authorized by an executed change order.

6.16. METHOD OF ORDERING:

The County will issue purchase orders against the contract on an as-needed-basis for the supplies or services listed on the Bid Form.

6.17. CONDITIONS FOR EMERGENCY/HURRICANE OR DISASTER - TERM CONTRACTS:

It is hereby made a part of this Invitation for Bid that before, during and after a public emergency, disaster, hurricane, flood, or other acts of God that Hernando County shall require a "first priority" basis for goods and services. It is vital and imperative that the majority of citizens are protected from any emergency situation which threatens public health and safety, as determined by the County. Vendor/Contractor agrees to rent/sell/lease all goods and services to the County or other governmental entities as opposed to a private citizen, on a first priority basis. The County expects to pay contractual prices for all products or services required during an emergency situation. **Vendor/Contractor shall furnish a twenty-four (24) hour phone number and email address in the event of such an emergency.**

The current Federal clauses and forms are attached as "Attachments" to this document. In the event of an emergency/hurricane or disaster, a copy of the most current clauses and forms will be provided for review and signature.

OR

The current Federal clauses and forms related to an emergency/hurricane or disaster will be provided for review and signature as needed. Current versions may be viewed at www.fema.gov under Contract Provisions Templates.

6.18. REQUIREMENTS CONTRACT:

This is a requirements contract and the County shall order from the Vendor/Contractor all of the supplies and/or services specified in the contract's price schedule that are required to be purchased by the County, except as otherwise provided herein. If the County urgently requires delivery of goods or services before the earliest date that delivery may be required under this contract, and if the Vendor/Contractor will not accept an order providing for accelerated delivery, the County may acquire the goods or services from another source. Except as this contract may otherwise provide, if the County's requirements do not result in orders in the quantities described as "estimated" in the contract's price schedule, that fact shall not constitute the basis for an equitable adjustment.

6.19. ESTIMATED QUANTITIES:

Hernando County reserves the right to increase or decrease estimated quantities as required. Estimated quantities are shown on the Bid Form attached to these bid documents. It is understood by all Bidder's that these are only estimated quantities and the County is not obligated to purchase any minimum or maximum amount during the life of this contract. The contract resulting from this solicitation shall be non-exclusive and the County may procure the goods or services covered by the contract from other sources at its discretion.

6.20. ADDITIONAL ITEMS:

The award of the bid shall be based on the fixed price submitted for the items on the Bid Form attached to these bid documents. Additional items not on the current Bid Form may be added from time to time. However, the County will obtain quotes from at least three Vendor/Contractors who have already submitted bids and these items will be added to the low responsive and responsible Bidder's contract.

6.21. SITE DAMAGE:

The Vendor/Contractor shall be held responsible for damage to any site feature including, but not limited to: irrigation equipment, trees, shrubs, signs, vehicles, etc. caused by the Vendor/Contractor. It shall be the Vendor/Contractor's responsibility to clean-up and/or rectify, to the County's satisfaction, any damage to County property caused by any individual(s) connected with the Vendor/Contractor. The Vendor/Contractor shall be notified of the specific nature of the damage and cost of repair. The County shall, at its option, invoice the Bidder for payment or reduce the next regular payment to the Vendor/Contractor, for the cost of repairs, materials, and labor.

6.22. JESSICA LUNDSFORD ACT:

The work may require the Vendor/Contractor to enter school grounds when students are present.

Accordingly, as required by Section 1012.465, F.S. (Current Edition), Vendor/Contractor's employees and agents that will enter school grounds must meet Level 2 screening requirements as described in Section 1012.32, F.S. (Current Edition). Vendor/Contractor must provide evidence that it is in compliance with this requirement no later than ten (10) days prior to commencement of work.

7. SCOPE OF WORK

7.1. CONFLICTING TERMS WITH SECTION V:

In the event of a conflict between the terms of the contract (including any and all attachments thereto, excluding Section V, and any amendments thereof) and any of the terms of Section V, the terms of the Contract (including any and all attachments thereto, excluding Section V, and any amendments thereof) shall control.

7.2. SCOPE OF WORK:

The Vendor/Contractor will supply all materials, labor, and equipment in order to accomplish Radio Read Meters & associated Equipment, as described in the specifications and construction plans showing the proposed improvements **(if applicable)** in Hernando County, Florida.

7.3. LOCATION OF THE WORK/DELIVERY:

The work to be performed or delivered under this contract will be performed at or delivered to various locations, in Hernando County, Florida.

7.4. TECHNICAL SPECIFICATIONS:

DEFINITION OF TERMS: For the purpose of these specifications, the following words or terms shall be defined as hereinafter set forth.

1. "Meter" shall mean the water meter (currently model T-10) and encoder/RF MIU (currently Model R900i) as a complete unit.

2. "RF MIU" shall mean the Radio Frequency Meter Interface Unit (currently Model R900i).

3. "Procoder" shall mean the Neptune E-coder Absolute Encoder and the R900 RF MIU (less meter) used for retrofits of existing meters.

4. "AMR" shall mean Radio Frequency Automatic Meter Reading.

5. "ARB" shall mean Automatic Reading and Billing Water Revenue System.

6. "HHCU" shall mean the Handheld Collector Unit and the Handheld Interface Unit (currently Model CE5320X).

7. "MDCS" shall mean the Mobile Data Collection System (currently Model MRX920) with the GIS Mapping Software Module.

8. "EZGDCU" shall mean the EZNET System's Data Collection Unit.

9. EZNHS" shall mean the EZNET Host Software

10. "EHS" shall mean Neptune's Equinox Host Software (or any future upgrade to the current meter

reading software.

7.5. TRANSPORTATION

Responsibility for transportation shall be as follows:

A. Meters and Associated Equipment: Vendor/Contractor shall be responsible for transportation to County warehouse or other locations as may be determined.

B. Collection Equipment and Software: County shall be responsible for transportation to County Locations.

C. Field Service Technicians: Vendor/Contractor shall be responsible for transportation for whatever purpose, to and from County locations of technicians and all other Vendor/Contractor personnel.

7.6. TRAINING

Vendor/Contractor shall provide the following training if requested by County:

A. Meter and Retrofits: Vendor/Contractor shall provide one (1) day of training on installation of meters and the retrofit of accessing meters.

B. HHCU and MDCS: Vendor/Contractor shall provide two (2) days of training on the use of handheld and mobile data collection units.

C. Software: Vendor/Contractor shall provide one (1) day of training on Vendor/Contractor supplied software.

8. PRICING PROPOSAL

The Vendor/Contractor shall provide all labor and other resources necessary to provide the supplies, equipment and/or services in strict accordance with the specifications defined in this solicitation for the amounts specified in Exhibit A, inclusive of overhead, profit, and any other costs.

There are no guarantees that the County will utilize any per year estimates and may exceed any estimates identified.

County of Hernando
Procurement Department
Toni Brady, Chief Procurement Officer
15470 Flight Path Drive, Brooksville, FL 34604

PROPOSAL DOCUMENT REPORT

ITB No. 23-TS00194/GL

Radio Read Meters & Associated Equipment

RESPONSE DEADLINE: April 28, 2023 at 10:00 am

Report Generated: Tuesday, May 30, 2023

FERGUSON ENTERPRISES LLC Proposal

CONTACT INFORMATION

Company:
FERGUSON ENTERPRISES LLC

Email:
tyler.stargel1@ferguson.com

Contact:
Tyler Stargel

Address:
14001 W NEWBERRY RD
NEWBERRY, FL 32669

Phone:
(251) 223-9344

Website:
N/A

Submission Date:
Apr 23, 2023 3:57 PM

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. VENDOR/CONTRACTOR INFORMATION*

Pass

Please Provide the following Information:

1. Respondent/Vendor Contractor Name

2. Vendor/Contractor FEIN

3. Vendor/Contractor's Authorized Representative Name and Title

4. Address

5. Phone Number

6. Email Address

1.) FERGUSON WATERWORKS LLC, 2.) 54-1211771, 3.) TODD COLLER - BRANCH MANAGER, 4.) 14001 W. NEWBERRY RD, NEWBERRY, FL 32669, 5.) T: 352-332-7106 C: 352-572-3937, 6.) TODD.COLLER@FERGUSON.COM

2. VENDOR/CONTRACTOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES*

Pass

Section 287.135 (Current Edition), Florida Statutes, prohibits agencies from contracting with companies for goods or services of $1,000,000.00 or more, that are on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with

Activities in the Iran Petroleum Energy Sector Lists which are created pursuant to s. 215.473 F.S. (Current Edition), or the Scrutinized Companies that Boycott Israel List, crated pursuant to s. 215.4725 F.S. (Current Edition), or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to submit bids on behalf of respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135 (Current Edition), Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs and does not have business operations in Cuba or Syria.

Confirmed

3. VENDOR/CONTRACTOR SURVEY*

Pass

Please provide information on where you received the knowledge of the bid/request for proposals (mark all that apply):

Other

4. VENDOR/CONTRACTOR SURVEY (OTHER)

Pass

If you answered "Referred" or "Other" in the Survey, please specify:

HERNANDO COUNTY PURCHASING

5. Please confirm bid validity for 90 days *

Pass

Bids will be opened immediately after this date and time and will remain binding upon the Bidder for a period of ninety (90) days thereafter.

Confirmed

6. Equipment and Facilities list *

Pass

Please provide a List of equipment and facilities available to do work.

YALE FORKLIFT - COMPANY OWNED, RAYMOND FORKLIFT - COMPANY OWNED, STOCK BRANCH LOCATED AT 14001 W. NEWBERRY RD, NEWBERRY, FL 32669 - LOCATION LEASED BY FERGUSON WATERWORKS

7. Personnel List *

Pass

Please provide a List of personnel, by name and title, contemplated to perform the work.

TYLER STARGEL - OUTSIDE SALES, JEFF KIMBROUGH - SALES MANAGER, TODD COLLER - BRANCH MANAGER, BILLY MCLEMORE - INSIDE SALES

8. BID CONFIRMATION*

Pass

The undersigned Bidder has carefully read the Invitation to Bid and its provisions, terms and conditions covering the equipment, materials, supplies and services as called for, and fully understands the requirements and conditions. Bidder certifies that this bid for the same goods/services (unless otherwise specifically noted) and is in all respects fair and without collusion or fraud. Bidder agrees to be bound by all the terms and conditions of this Invitation to Bid and certifies that the person(s) signing this bid is (are) authorized to bind the Bidder. Bidder agrees that if Bidder is awarded this Invitation to Bid, Bidder will provide the materials and services as

stipulated in the specifications of this Invitation to Bid. Bidder further agrees to furnish and to deliver materials and services as indicated, with all transportation charges prepaid, and for the prices quoted.

**IMPORTANT NOTE: When submitting your bid, do not attach any forms which may contain terms and conditions that conflict with those listed in the County's bid documents. Inclusion of additional terms and conditions such as those which may be on your company's standard forms shall result in your bid being declared non-responsive as these changes will be considered a counterobfer to the County's bid solicitation.

Confirmed

9. Drug Free Workplace Certification *

Pass

I have read and attest to, in accordance with Florida Statute 287.087 (current version), hereby certify that,

Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.

Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.

Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.

Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.

Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.

Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

Please Confirm that you have read and attest to Download Drug Free Workplace Certificate

Confirmed

10. Affidavit of Non Collusion and of Non-Interest of Hernando County Employees*

Pass

Affidavit of Non Collusion and of Non-Interest of Hernando County Employees

Certification that Vendor/Contractor affirms that the bid/proposal presented to the Owner is made freely, and without any secret agreement to commit a fraudulent, deceitful, unlawful or wrongful act of collusion.

I have read and attest that I am the Vendor/Contractor in the above bid/proposal, that the only person or persons interested in said proposal are named therein; that no officer, employee or agent of the Hernando County Board of County Commissioners (BOCC) or of any other Vendor/Contractor is interested in said bid/proposal; and that affiant makes the above bid/proposal with no past or present collusion with any other person, firm or corporation.

Please confirm that you have read and attest to Affidavit of Non Collusion and of Non-Interest of Hernando County Employees

Confirmed

11. Sworn Statement

SWORN STATEMENT SECTION 287.133 (3) (A)*

Pass

I have read and attest that I understand that a "public entity crime" as defined in Paragraph 287.133 (1)(g), Florida Statutes (current version), means a violation of any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

I have read and attest that I understand that "convicted" or "conviction" as defined in Paragraph 287.133 (1)(b), Florida Statutes (current version), means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

I have read and attest that I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), Florida Statutes (current version), means:

A. A predecessor or successor of a person convicted of a public entity crime; or

B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

I have read and attest that I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes (current version), means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

I have read and attest that based on information and belief, the statement which I have confirmed below is true in relation to the entity submitting this sworn statement:

_____ [attach a copy of the final order].

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT.

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

IF YOU CHOOSE OPTION 3, PLEASE ATTACH A COPY OF THE FINAL ORDER

The entity submitting this sworn statement, or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted Vendor/Contractor list

Please attach a copy of the final order

No response submitted

12. Authorized Signatures/Negotiators

Authorized Signatures/Negotiators

AUTHORIZED SIGNATURES/NEGOTIATORS *

Pass

Please provide the information to support the statement below:

The Vendor/Contractor represents that the following persons are authorized to sign and/or negotiate contracts and related documents to which the Vendor/Contractor will be duly bound:

Name(s)

Title(s)

Phone no (s)

TODD COLLER

BRANCH MANAGER

T: 352-332-7106 C: 352-572-3937

TYPE OF ORGANIZATION *

Pass

Select your organization's type below

Corporation

COMPANY ID*

Pass

Please Provide Your:

State of Incorporation and

Federal I.D. NO.

VIRGINIA, 54-1211771

W-9 FORM *

Pass

Please attach your completed W-9 Form

W9-uptodate.pdf

ACH ELECTRONIC PAYMENT *

Pass

An ACH electronic payment method is offered as an alternative to a payment by physical check.

Please check Option 1 if you accept the ACH electronic payment method.

(Recommended and Preferred)

Yes, ACH electronic payment method is acceptable.

13. LOCAL VENDOR AFFIDAVIT OF ELIGIBILITY

If you are a local vendor, please answer the following three questions.

LOCAL VENDOR AFFIDAVIT - 12 MONTH MINIMUM

Vendor/Individual has been in business in Hernando County for a minimum of twelve (12) months prior to date of bid or quote?

Not confirmed

PROOF OF REAL PROPERTY TAX

Please upload your proof of Real Property Tax

No response submitted

COPY OF FLORIDA DIVISION OF CORPORATIONS ANNUAL REPORT

Please upload a copy of your Florida Division of Corporations Annual Report

No response submitted

E-VERIFY CERTIFICATION*

Pass

Vendor/Contractor acknowledges and agrees to the following:

Vendor/Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

All persons employed by the Vendor/Contractor during the term of the Contract to perform employment duties within Florida; and

All persons, including subcontractors, assigned by the Vendor/Contractor to perform work pursuant to the Contract with the department.

Confirmed

14. QUALIFICATION SUBMITTAL REQUIREMENTS

REFERENCES*

Pass

Bidder must provide a minimum of **three (3)**references in format shown below. References must be individuals that can be readily contacted and have first-hand knowledge of the Bidder's performance on the specific project performed by the Bidder. Each reference project must meet the following criteria:

Project within the last three (3) years.

Similar in size, dollar value and scope as this project.

Please provide information for 3 required References:

Business/Owner Name

Reference Contact Person

Reference Address

Reference Phone No.

Reference Email Address

Project Name

Project Location

Contract Project Manager

Site Superintendent

Contract Amount

Date Project Commenced

Date of Substantial Completion

Date of Final Completion

Description of Work Performed

By submitting this information, I certify that the qualifications questionnaire information is true and correct to the best of my knowledge.

Business/Owner Name - Manatee County Utilities

Reference Contact Person - Matt Vanlandingham, Meter Services Superintendent

Reference Address - 4520 66th Street West, Bradenton, FL 34210

Reference Phone No. - 941-792-8811 Ext.5401 County cell 941-290-8922

Reference Email Address - matt.vanlandingham@mymanatee.org

Project Name - Neptune Meters and AMR System

Project Location - Manatee County Utilities

Contract Project Manager - N/A

Site Superintendent - N/A

Contract Amount - N/A

Date Project Commenced - N/A

Date of Substantial Completion - ONGOING

Date of Final Completion - ONGOING

Description of Work Performed - Manatee County has an ongoing meter replacement program, purchasing Neptune meters and endpoints from Ferguson Waterworks to convert their entire system to Neptune R900 AMR.

Business/Owner Name - City of Lakeland

Reference Contact Person - David Klue

Reference Address - 1140 East Parker Street, Lakeland, FL 33801

Reference Phone No. - 863-834-6708

Reference Email Address - david.klue@lakelandgov.net

Project Name - Neptune Water Meters

Project Location - Lakeland, FL

Contract Project Manager - N/A

Site Superintendent - N/A

Contract Amount - N/A

Date Project Commenced - N/A

Date of Substantial Completion - ONGOING

Date of Final Completion - ONGOING

Description of Work Performed - City of Lakeland purchases Neptune water meters for all sizes from Ferguson Waterworks as part of their ongoing meter replacement program.

Business/Owner Name - City of Cape Coral

Reference Contact Person - Holly Goyette

Reference Address - 1015 Cultural Park Blvd, Cape Coral, FL 33990

Reference Phone No. - (239) 574-7722 Ext. 4009

Reference Email Address - hgoyette@capecoral.gov

Project Name - Neptune AMI System

Project Location - Cape Coral, FL

Contract Project Manager - N/A

Site Superintendent - N/A

Contract Amount - N/A

Date Project Commenced - N/A

Date of Substantial Completion - ONGOING

Date of Final Completion - ONGOING

Description of Work Performed - City of Cape Coral purchases Neptune meters and Neptune R900 endpoints from Ferguson Waterworks as part of their migration from Neptune AMR to Neptune AMI.

EQUIPMENT LISTING *

Pass

Bidders shall indicate below a complete listing of all equipment said Bidders will use in the performance of this contract, including rolling stock, loaders, tractors, mowers, and any other specialized equipment. INDICATE WHETHER SUCH EQUIPMENT IS OWNED BY THE COMPANY. Failure to complete and return this section may render Bidder's proposal non-responsive. The County reserves the right to perform a site visit at the Vendor/Contractor's location for purpose of verification of equipment listed and visual observation of equipment condition.

Please provide a listing of the equipment an whether or not if it's company-owned.

Example:

Description of Equipment -- Company Owned

2019 Ford F350 Utility Truck -- Owned by Company/Bidder

- YALE FORKLIFT - COMPANY OWNED
- RAYMOND FORKLIFT - COMPANY OWNED
- STOCKING BRANCH LOCATED AT 14001 W. NEWBERRY RD, NEWBERRY, FL 32669 - LOCATION LEASED BY FERGUSON WATERWORKS

15. HERNANDO COUNTY EMPLOYMENT DISCLOSURE CERTIFICATION STATEMENT

IS ANY OFFICER, PARTNER, DIRECTOR, PROPRIETOR, ASSOCIATE OR MEMBER OF THE BUSINESS ENTITY A FORMER EMPLOYEE OF HERNANDO COUNTY WITHIN THE LAST TWO (2) YEARS? *

Pass

No

IS ANY OFFICER, PARTNER, DIRECTOR, PROPRIETOR, ASSOCIATE OR MEMBER OF THE BUSINESS ENTITY A RELATIVE OR MEMBER OF THE HOUSEHOLD OF A CURRENT HERNANDO COUNTY EMPLOYEE THAT HAD OR WILL HAVE ANY INVOLVEMENT WITH THIS PROCUREMENT OR CONTRACT AUTHORIZATION?*

Pass

No

RELATIVES AND FORMER HERNANDO COUNTY EMPLOYEES - ROLES AND SIGNATURES

Pass

Please download the below documents, complete, and upload.

- HC_Employment_Disclosure_Ce...

Employment_Disclosure_Certification.pdf

SOLICITATION-OFFER-AWARD

Pass

Please download the below document, complete Offer section, and upload.

- Solicitation - Offer - Awar...

Solicitation_Offer.pdf

FERGUSON Waterworks
Meter & Automation Group

Exhibit A Pricing Proposal

Description	Unit Price
ProCoder R900i Pit Register Only – Any Size or Model	$175.00
ProCoder Wired Pit Register Only – Any Size or Model	$86.25
5/8"x3/4" T10 Meter W/Pl. Bottom Complete W/PC R900i Pit Register	$209.00
5/8"x3/4" T10 Meter W/Pl. Bottom Complete W/PC Wired Pit Register	$144.00
¾"x3/4" T10 SL Meter W/Brz. Bottom Complete W/PC R900i Pit Register	$250.65
¾"x3/4" T10 SL Meter W/Brz. Bottom Complete W/PC Wired Pit Register	$185.65
1" T10 Meter W/Brz. Bottom Complete W/PC R900i Pit Register	$331.25
1" T10 Meter W/Brz. Bottom Complete W/PC Wired Pit Register	$266.25
1 1/2" T10 Meter Complete W/PC R900i Pit Register	$593.75
1 1/2" T10 Meter Complete W/PC Wired Pit Register	$528.75
2" T10 Meter Complete W/PC R900i Pit Register	$765.00
2" T10 Meter Complete W/PC Wired Pit Register	$700.00
Neptune, 3" Bronze Flanged Meter Strainer	$965.00
Neptune, 4" Bronze Flanged Meter Strainer	$1665.00
Neptune, 6" Bronze Flanged Meter Strainer	$2522.50
Neptune, 8" Bronze Flanged Meter Strainer	$4287.50
Neptune, 3" Strainer Installation Acc. Kit	$40.00
Neptune, 4" Strainer Installation Acc. Kit	$76.00
Neptune, 6" Strainer Installation Acc. Kit	$124.00
Neptune, 8" Strainer Installation Acc. Kit	$152.00
UME, 3" Tru-Flo Compound Meter Complete with PC R900i Pit Registers	$2,744.00
UME, 4" Tru-Flo Compound Meter Complete with PC R900i Pit Registers	$3,544.00
UME, 6" Tru-Flo Compound Meter Complete with PC R900i Pit Regsters	$3,544.00
4"x1" HP Protectus III Fire Service Compound Meter Complete With PC R900i Pit Registers	$9,513.50
4"x1" HP Protectus III Fire Service Compound Meter Complete With PC Wired Pit Registers	$9,383.50
6"x1 ½" HP Protectus III Fire Service Compound Meter Complete With PC R900i Pit Registers	$15,502.50
6"x1 ½" HP Protectus III Fire Service Compound Meter Complete With PC Wired Pit Registers	$15,372.50

FERGUSON Waterworks
Meter & Automation Group

8"x2" HP Protectus III Fire Service Compound Meter Complete With PC R900i Pit Registers	$19,875.00
8"x2" HP Protectus III Fire Service Compound Meter Complete With PC Wired Pit Registers	$19,745.00
10"x2" HP Protectus III Fire Service Compound Meter Complete With PC R900i Pit Registers	$22,999.35
10"x2" HP Protectus III Fire Service Compound Meter Complete With PC Wired Pit Registers	$22,869.35
5/8"x3/4" T10 Bare Meter (less register)	$57.75
¾"x3/4" T10 Bare Meter (less register)	$99.40
1" T10 Bare Meter (less register)	$180.00
1 ½"" T10 Bare Meter (less register)	$442.50
2" T10 Bare Meter (less register)	$613.75
2" MACH 10 Stand Alone Meter *(Any Length Available)*	$917.30
2" MACH 10 R900i Meter *(Any Length Available)*	$982.30
3" MACH 10 Stand Alone Meter *(Any Length Available)*	$3,041.70
3" MACH 10 R900i Meter *(Any Length Available)*	$3,106.70
4" MACH 10 Stand Alone Meter *(Any Length Available)*	$3,721.65
4" MACH 10 R900i Meter *(Any Length Available)*	$3,786.65
6" MACH 10 Stand Alone Meter *(Any Length Available)*	$6,333.90
6" MACH 10 R900i Meter *(Any Length Available)*	$6,398.90
8" MACH 10 Stand Alone Meter *(Any Length Available)*	$10,513.05
8" MACH 10 R900i Meter *(Any Length Available)*	$10,578.05
10" MACH 10 Stand Alone Meter *(Any Length Available)*	$13,099.45
10" MACH 10 R900i Meter *(Any Length Available)*	$13,164.45
12" MACH 10 Stand Alone Meter *(Any Length Available)*	$15,039.25
12" MACH 10 R900i Meter *(Any Length Available)*	$15,104.25
Optional R900 Short Antenna, 6'	$38.35
Optional R900 Long Length Antenna, 20'	$54.75
R900 Pit Style MIU Only W/Pit Lid Antenna	$139.90
R900 Wall Style MIU Only	$123.15
R900 Cellular Wall Style MIU Only	$146.70
R900 Cellular Pit Style MIU Only W/Internal Antenna	$154.00
R900 Cellular Pit Style MIU Only W/External Antenna	$181.35
R900 Cellular Pit Style External Antenna Only	$48.00
R900 Belt Clip Transceiver	$5,250.00
MRX920 Mobile Data Collector Complete	$13,650.00

FERGUSON Waterworks
Meter & Automation Group

Neptune 360 Advanced Module Annual SaaS Subscription – AMR	
Connected Customers 50,000-100,000 (per endpoint/per year)	$.75
Neptune 360 Advanced Module Annual SaaS Subscription – AMI + FirstNet Cellular Data	
Connected Customers 50,000-100,000 (per endpoint/per year)	$7.20
Neptune 360 Advanced Set-Up Fee (one-time fee)	$3,700.00
Neptune 360 Remote Training (4-hour window)	$852.00
Neptune On-Site Training (8 hours)	$1,704.00
Neptune Professional Services (per hour fee)	$433.00
Neptune 360 History Data Conversion	$3,466.67

Freight Allowed
Pricing Term: April 11, 2023 – April 10, 2024

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA; AMENDING CITY CODE CHAPTER 2, ARTICLE III, DIVISION 1, SECTION 2-36(f)(2) OF THE CITY OF TARPON SPRINGS FIREFIGHTERS' PENSION PLAN TO INCREASE THE BENEFIT MULTIPLIER FROM 3.25% TO 3.5% FOR CREDITIABLE SERVICE EARNED AFTER OCTOBER 1, 2025 AND PERMITTING THE PURCHASE OF UP TO A 4% MULTIPLIER; AMENDING SECTION 2-36(y)(4) TO EXTEND THE MAXIMUM PERIOD OF DROP PARTICIPATION TO 96 MONTHS AND PERMITTING DROP ELIGIBILITY AFTER 22 YEARS OF SERVICE OR THE ATTAINMENT OF AGE 50; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs and the IAFF have negotiated a new collective bargaining agreement;

WHEREAS, the actuary for the City of Tarpon Springs Firefighters' Pension Plan has prepared the required impact statement to implement the negotiated pension amendments; and

WHEREAS, the Board of Trustees of the City of Tarpon Springs Firefighters' Pension Plan has recommended the adoption of this Ordinance to implement the pension provisions of the October 1, 2023 to September 30, 2026 collective bargaining agreement between the City of Tarpon Springs and the International Association of Firefighters, Local No. 4966.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

Section 1: Section 2-36(f)(2) of the City of Tarpon Spring Firefighters' Retirement Plan is hereby amended to read as follows:

(f) *Benefit amounts and eligibility*.

***

(2) *Normal retirement benefit*. A Member retiring hereunder on or after their normal retirement date shall receive a monthly benefit which shall commence on the first day of the month coincident with or next following Retirement and be continued thereafter during Member's lifetime, ceasing upon death, but with one hundred twenty (120) monthly payments guaranteed in any event. The monthly retirement benefit shall equal three percent (3%) of Average Final Compensation, for each year of Credited Service prior to October 1, 1999 and three and twenty-five

hundredths' percent (3.25%) of Average Final Compensation for each year of Credited Service on and after October 1, 1999. Effective October 1, 2025: i) the monthly retirement benefit shall equal three and one-half percent (3.5%) of Average Final Compensation, for each year of Credited Service on and after October 1, 2025 and ii) the maximum benefit shall not exceed 97.5% of Average Final Compensation, including buyback purchases. Participants shall be permitted to purchase a higher multiplier, not to exceed four percent (4%) per year for prior or future service, provided that the member pays the full actuarial cost of the higher benefit. The board shall adopt administrative rules to implement the voluntary buyback program, consistent with Internal Revenue Code.

Section 2: Section 2-36(y)(4) of the City of Tarpon Spring Firefighters' Retirement Plan is hereby amended to read as follows:

(y) *Deferred Retirement Option Plan (DROP).*

***

(4) A member will be eligible to elect to enroll in the DROP at the time he or she is eligible for normal retirement. A Member who is eligible for normal retirement and wishes to enter the DROP may do so only on the first day of the month following their eligibility for normal retirement or on the first day of any month thereafter. However, a Members' combined years of creditable service and years in the DROP cannot total more than ~~30~~ 33 years. A Member with ~~30~~ 33 or more years of creditable service cannot participate in the DROP. Application for participation in the DROP will be made to the Pension Board. Effective upon ratification: i) the maximum period of DROP participation shall be ninety-six (96) months for DROP participants entering the DROP after the effective date.

Section 3: It is the intention of the Board of Commissioners, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Tarpon Springs, that the sections of the Ordinance may be renumbered or relettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 4: If any clause, section, or other part or application of this Ordinance shall be held in any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and shall not affect the validity of the remaining portions or applications which shall remain in full force and effect.

Section 5: All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: This Ordinance shall become effective immediately upon adoption, unless otherwise provided.

Memorandum

Date: May 12, 2026
To: Mayor and Board of Commissioners
Through: Charles Rudd, City Manager
From: Alexandra Keen, Interim Planning Director
Subject: **Resolution 2026-20**; Conditional Use and Site Plan Approval for a 4-Unit Multifamily Development (Application 26-07 & 26-08)**(Quasi-Judicial) (Allie Keen, Interim Planning Director)**

Recommendation

Staff finds this application for conditional use and site plan approval consistent with the applicable criteria and recommends ***approval*** of #Resolution 2026-20, subject to the following conditions:

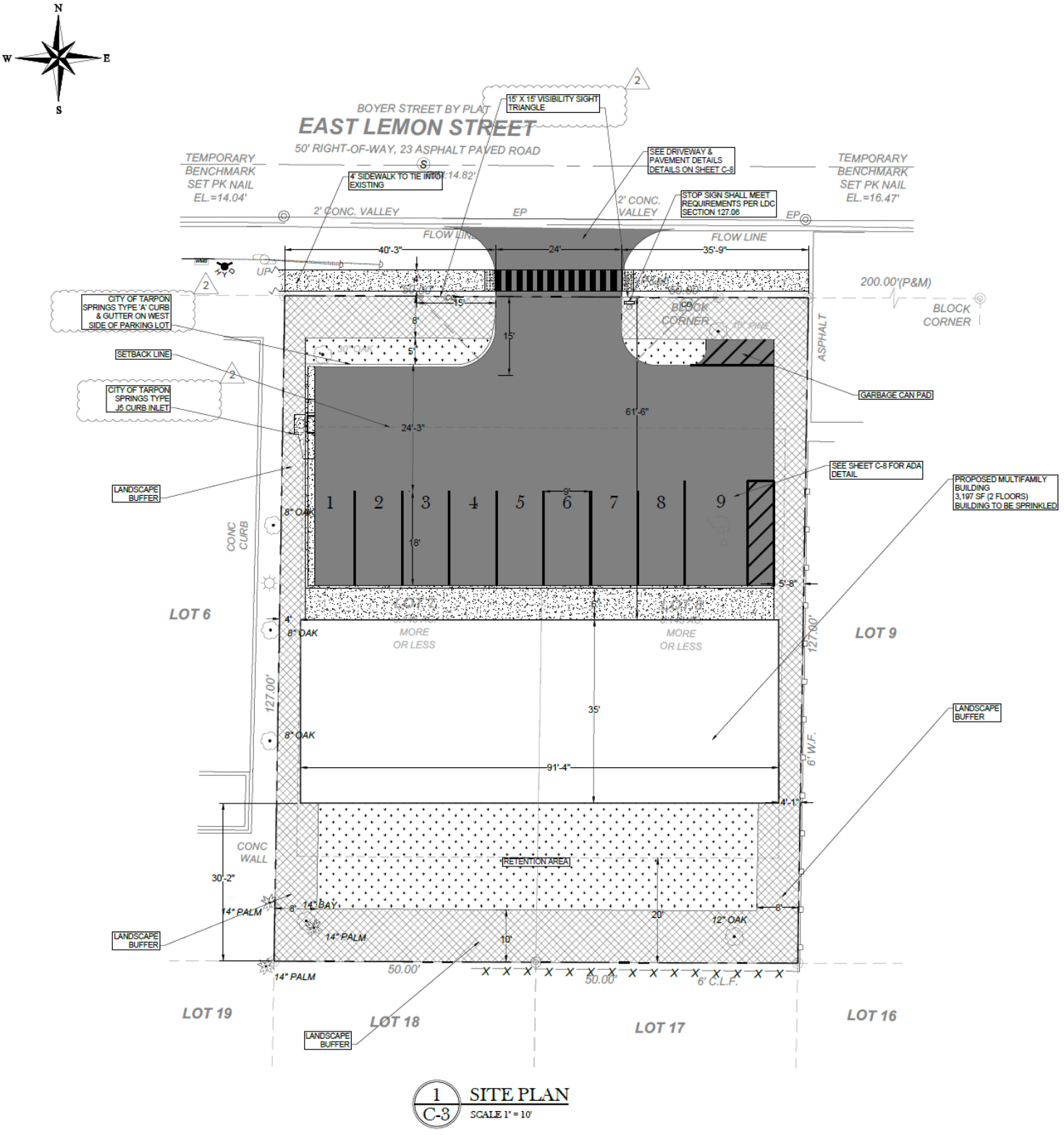
1. Final details of the stormwater handling and utility systems meeting the standards of the Land Development Code shall be provided on the plans submitted with a building permit application.
2. Construction plans shall be consistent with the approved site plan, landscape plan, and elevations. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
3. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
4. The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds $1,000,000.00.
5. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

Background

The applicant is requesting conditional use and site plan approval to allow the construction of a 4-unit multifamily building on the subject property. Site improvements include a 2-story building, parking lot, sidewalks, stormwater retention, and landscaping.

In December 2025, the Board of Adjustment approved a variance request (App. #25-89) for the proposed project to reduce the required side setbacks to 4 feet. The variance request was in response to the relatively small property within the HB (Highway Business) zoning district, which supports more intense land uses that typically need larger parcels to accommodate parking, landscaping, amenities, and other development standards of the Land Development Code. The proposed site plan is consistent with the variance approval.

Site Plan



1 / C-3 SITE PLAN
SCALE 1" = 10'

Planning and Zoning Board Recommendation:

This project was reviewed by the Planning and Zoning Board at their regular meeting of April 20, 2026, with six (6) members present. The Board unanimously recommended approval of Resolution #2026-20 with staff conditions. There was no public comment on the application.

Funding

N/A

Strategic Plan Objective

Goal D.2: Attainable housing for all income levels
D.2.2: Encourage infill redevelopment through incentives for vacant and unkept properties

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[APRIL 20, 2026 / MAY 12, 2026]

STAFF REPORT

Application No. / Project Title:	#26-07 & #26-08 (E. Lemon St. Apartments)
Staff:	Allie Keen, Principal Planner
Applicant / Owner:	Jordan Jones / Lemon Street Realty LLC
Property Size:	+/- 0.29 acres
Current Zoning:	HB (Highway Business)
Current Land Use:	R&S (Retail & Services)
Location / Parcel ID:	South side of E. Lemon Street, approximately 231 feet east of US Hwy 19N / 07-27-16-99612-009-0070 & 07-27-16-99612-009-0080
Resolution #:	Resolution #2026-20

BACKGROUND SUMMARY:
The applicant is requesting conditional use and site plan approval to allow the construction of a 4-unit multifamily building on the subject property. Site improvements include a 2-story building, parking lot, sidewalks, stormwater retention, and landscaping.

PRELIMINARY STAFF RECOMMENDATION:
Staff finds the application for conditional use and site plan approval consistent with the applicable review criteria and recommends ***approval*** of Resolution #2026-20, subject to the following conditions:

1. Final details of the stormwater handling and utility systems meeting the standards of the Land Development Code shall be provided on the plans submitted with a building permit application.
2. Construction plans shall be consistent with the approved site plan, landscape plan, and elevations. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
3. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
4. The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds $1,000,000.00.
5. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, undeveloped.
Site Features:	A few trees and vegetation.
Vehicle Access:	This property gains access from E. Lemon Street.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	HB (Highway Business)	R&S (Retail & Services)
South:	HB (Highway Business)	R&S (Retail & Services)
East:	HB (Highway Business)	R&S (Retail & Services)
West:	HB (Highway Business)	R&S (Retail & Services)

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to construct a new 2-story apartment building (+/- 6,400 square feet) with 4 units on the subject property. According to the site plan, the building is oriented parallel to Lemon Street with parking provided in the front.
2. Multifamily dwellings are a conditional use within the HB (Highway Business) zoning district. The subject property is just under 1/3 of an acre in size and only 100 feet wide. The HB zoning district is one of the more intense commercial districts that allows for a wide range of uses, including hotels, shopping centers, theaters, and vehicle sales. The property is not directly accessible to US Highway 19, which makes it potentially more conducive to multifamily residential development, as opposed to other nonresidential uses permitted within the district.
3. There is a mix of uses within the immediate area, including an existing multifamily development adjacent to the east, a restaurant (Queen's Pizza) to west, offices to the south, and a day care north of the site. US Hwy 19 is a block to the west of the site and is the city's most intense commercial corridor. One block to the east of the site are single family residences. The proposed project provides an appropriate transition between the US Hwy 19 corridor and low intensity residential uses.
4. In December 2025, the Board of Adjustment approved a variance request (App. #25-89) for the proposed project to reduce the required side setbacks to 4 feet, 16 feet less than required. The variance request was in response to the relatively small property within the HB zoning district, which supports more intense land uses that typically need larger parcels to accommodate parking, landscaping, amenities, and other development standards of the Land Development Code.

CONDITIONAL USE - REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 209.01 of the Tarpon Springs Land Development Code (LDC) states that the Board shall not grant a conditional use unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. Conformance with the requirements of the Land Development Code.

Provisional Findings: The site plan provided complies with the applicable standards of the Land Development Code and is consistent with the approved variance request. Upon approval of the conditional use and site plan, the applicant will be required to apply for site construction permits. The on-site stormwater handling system and underground utilities layout have been reviewed and are sufficient to meet the LDC standards with only a few additional details outstanding, which can be verified during permitting.

2. The use to which the property may be put is appropriate to the property in question and is compatible with existing and planned uses in the area.

Provisional Findings: The proposed project provides an appropriate transition between the US Hwy 19 corridor and low intensity residential to the east. Within the immediate area, there are a mix of nonresidential and residential uses, including an existing multifamily development adjacent to the east. The project is complimentary to the surrounding development pattern and with the existing and planned uses in the area.

3. **The conditional use is consistent with the goals, objectives and policies of all Elements of the City Comprehensive Plan.**

   Provisional Findings: The proposed project is consistent with the elements of the Comprehensive Plan. This site is in the R&S (Retail & Services) land use category which supports a mix of commercial and personal service needs, while also allowing for appropriate residential uses.

4. **The conditional use will not result in significant adverse impacts to the environment or historical resources.**

   Provisional Findings: The property is not located in the city's historic district or on an environmentally sensitive site.

5. **The conditional use will not adversely affect adjoining property values.**

   Provisional Findings: The site is located between the US Hwy 19 corridor to the west and single family residential neighborhoods to the east. There are a mix of uses surrounding the property, including a multifamily development, offices, a restaurant, and day care. The proposed project serves as a transition between the intense commercial corridor and low intensity residential and it is not expected to adversely affect adjoining property values.

6. **The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.**

   Provisional Findings: The proposed use will not impact the City's ability to provide public facilities. The applicant will be responsible for any impact fees related to the development.

7. **The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Provisional Findings: The proposed project represents infill development because the site is the only undeveloped property in the block between US Hwy 19 and Japonica Avenue. Infill development is desirable because it makes use of underutilized lands within developed areas and can be served by existing facilities. The City will not incur any costs to provide adequate public facilities to the site.

8. **The public health, safety and welfare shall be observed with any reasonable conditions necessary.**

   Provisional Findings: The proposed project is not expected to adversely impact the general health, safety, and welfare. The project complies with the applicable Land Development Code requirements, stormwater requirements, and is not accessed directly from US Hwy 19. There are no additional safety concerns associated with this project.

SITE PLAN REVIEW PROCEDURES & STANDARDS:

The process for site plan review is set forth in Section 210.03 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for conformance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes, and to provide a written recommendation to the Board of Commissioners as enumerated in Section 210.03(C)(4) of the LDC. Staff finds that the project is compliant with the Site Plan review standards as outlined below, and as modified by recommended site plan approval conditions.

(1) SITE PLAN REVIEW STANDARD – COMPREHENSIVE PLAN COMPLIANCE:

This project is located in the R&S (Retail & Services) land use category and supports commercial, personal services, and appropriate residential uses. FLU Policy 1.3 encourages development/redevelopment that promotes sustainable urban development patterns. The proposed project makes use of a vacant property surrounded by development and serves as an appropriate transition between the intense commercial uses to the west and single family residences to the east. Further, providing an adequate supply of housing across all income levels is a priority of the future land use element (FLU 2.4).

(2) SITE PLAN REVIEW STANDARD – LAND DEVELOPMENT CODE COMPLIANCE:

The property is located within the HB (Highway Business) zoning district. This district permits multifamily dwellings as a conditional use. The proposed site plan is consistent with the permitted uses and requirements of the HB district.

Standards (Land Development Code)		Proposed Project	
Dimensional Standards [Section 25.12(D)(1)]*			
	Min. Lot Area = 10,000 sqft.	✓	0.29 acres / 12,632 sqft.
	Min. Lot Width = 80 ft.	✓	100 ft.
	Min. Lot Depth = 90 ft	✓	127 ft.
	Max. Density = 4 units (15 du/ac)	✓	4 units
	Max. Front Yard = 25 ft.	✓	61.5 ft.
	Min. Side Yard = 20 ft.		4' (See Variance App. #25-89)
	Min. Rear Yard = 20 ft.	✓	30.17 ft.
	Max Height = 45 ft.	✓	28.92 ft.
Parking Requirements [Section 127.00]			
	Min. Number of Spaces = 7 spaces	✓	9 spaces
Driveway and Access Management [Section 129.00]			
	Max. Width = 30 ft.	✓	24 ft.
	Min. Curb Radius = 15 ft.	✓	15 ft.
	Min. Separation Distance = 15 ft.	✓	30 ft. (minimum)
Sidewalks [Section 132.00]			
	Sidewalks Required	✓	4' Sidewalk Provided along E. Lemons St.
Landscaping & Screening [Section 134.00]			
	Min. Tree Planting = 6 Trees	✓	12 Trees
	Parking Lot Perimeter Landscaping – Min. 8 ft wide buffer for all sides w/1 tree planted every 30 ft w/shrubs spaced 30" on center.		Landscape plan complies with minimum buffer widths and plantings for all sides.
	Interior Parking Lot Landscaping – Min. 100 sqft. of interior landscaping for each 5 spaces with 1 tree planted in each island.	✓	Landscape plan complies with minimum square footage and planting requirements.
**The HB zoning district refers to the CRM (Conditional Residential Mix) district for dimensional standards for multifamily developments.*			

(3) LEVEL OF SERVICE ANALYSIS:

Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. Facilities impacts are listed in the table below. They are not expected to degrade the levels of services for any of the listed facilities.

Facility	Proposed Impacts
Potable Water	900 gallons/day
Wastewater	680-700 gallons/day
Solid Waste	6.36-8.48 tons/year
Transportation	27 Total Daily Trips 4 Peak Hour Trips

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property. This included 41 addresses. *Staff have not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2026-20
    a. Exhibit A – Site Plan
    b. Exhibit B – Elevations
    c. Exhibit C – Floor Plans
3. Survey
4. Certificate of Concurrency Form
5. Applicant Narrative
6. Drainage Report
7. Geotechnical Report

E. LEMON ST. APARTMENTS
#26-07 & #26-08

Planning & Zoning Board Meeting – April 20, 2026

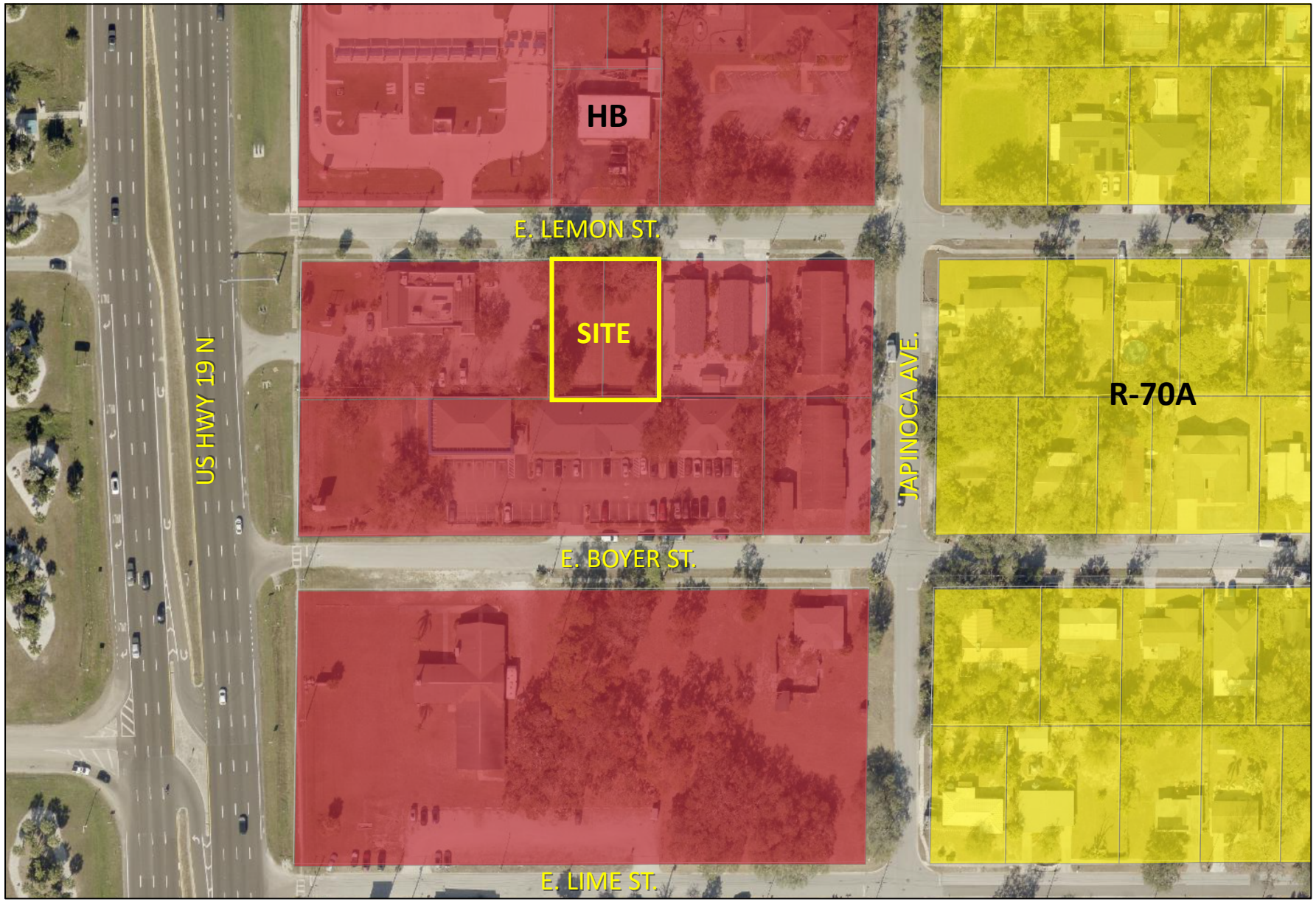
Board of Commissioners Meeting – May 12, 2026

SUMMARY OF REQUEST

- **Resolution #2026-20 – Conditional Use (#26-08) & Site Plan Approval (#26-07)**
  - Location: South side of E. Lemon St., approx. 231 feet east of US Hwy 19N (Lots 7&8)
  - Property Size: +/- 0.29 acres
  - Current Land Use: R&S (Retail & Services)
  - Current Zoning: HB (Highway Business)
  - Proposed Use of Property –Multifamily
    - 4 Units
    - Approx. 6,400sqft, 2-Story Building
    - Onsite Parking and Stormwater Retention
    - Approx. 1,350 sqft. Units

- **Applicant/Owner:** Jordan Jones / Lemon Street Realty LLC

LOCATION & CONTEXT



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT

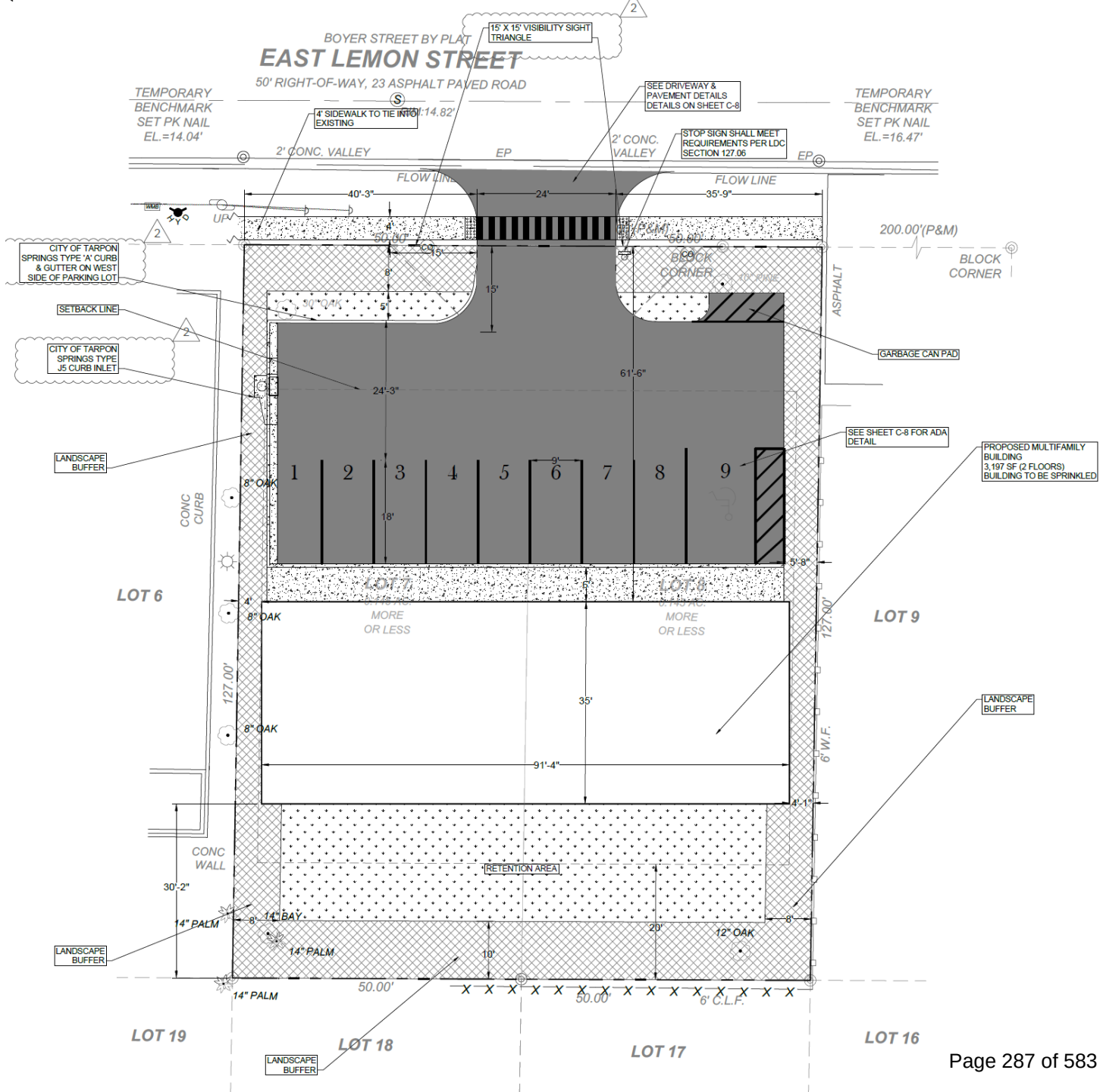


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SITE PLAN

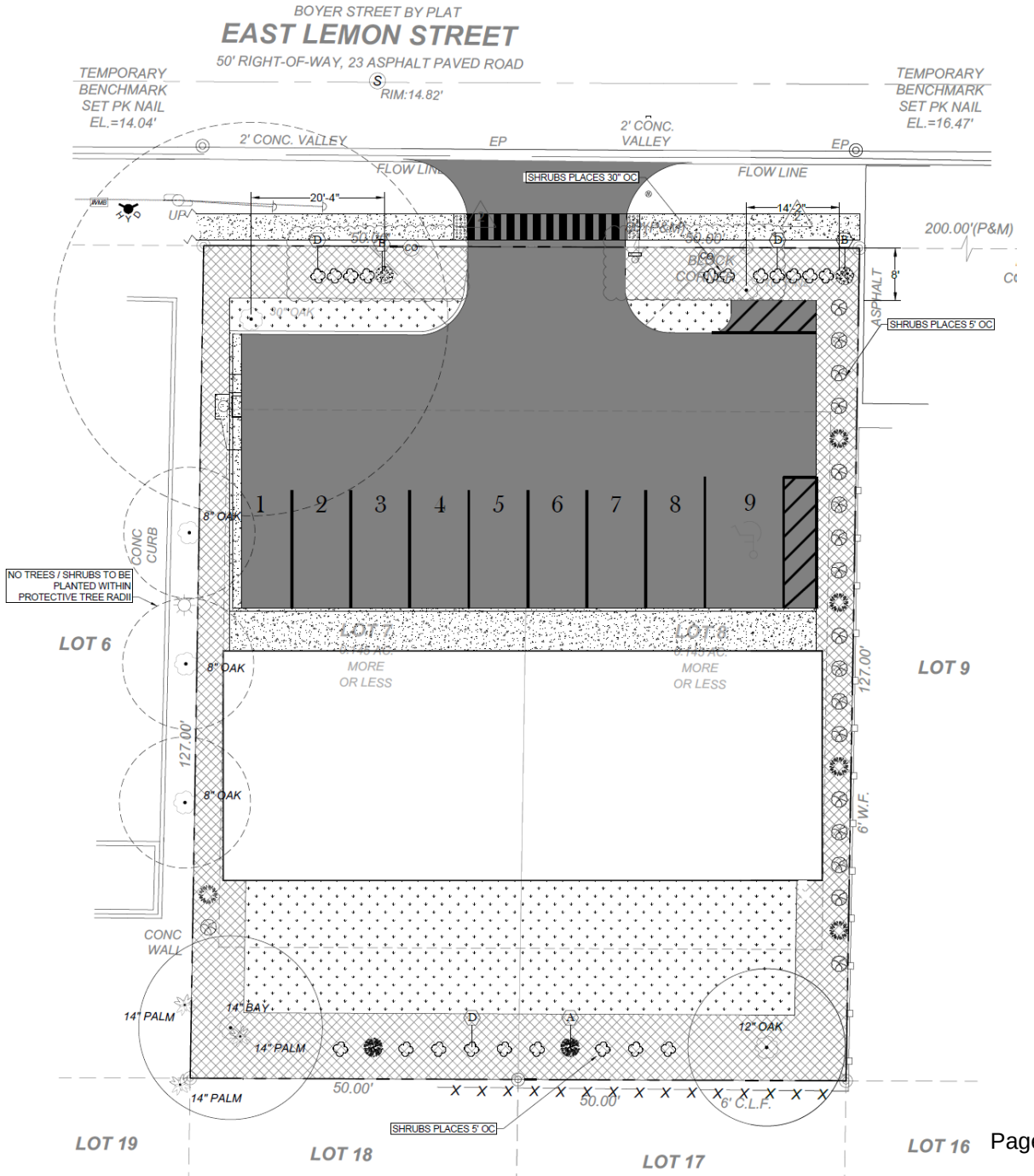
Variance Approval – December 2025

- Reduced Side Setback:
  - Required = 20 feet
  - Approved = 4 feet



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

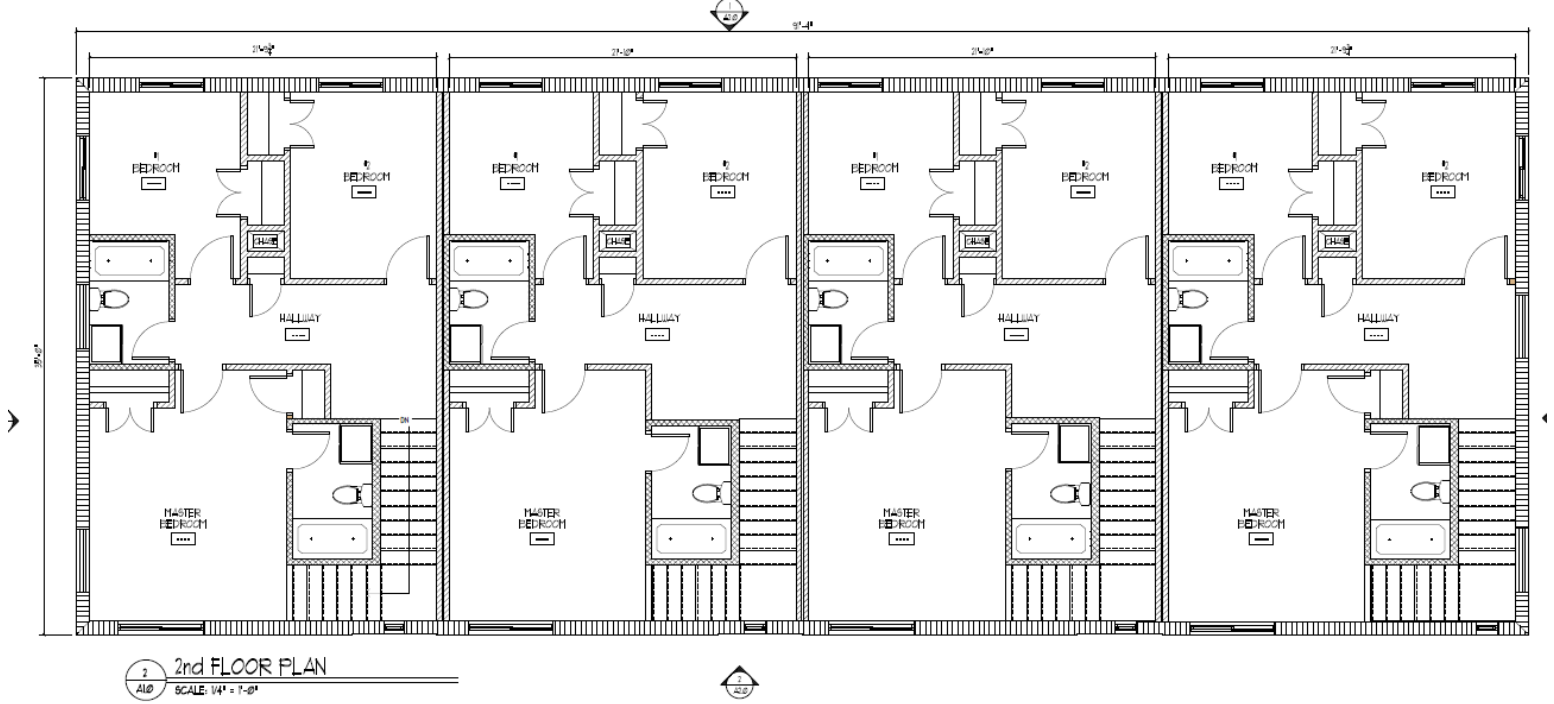
LANDSCAPE PLAN



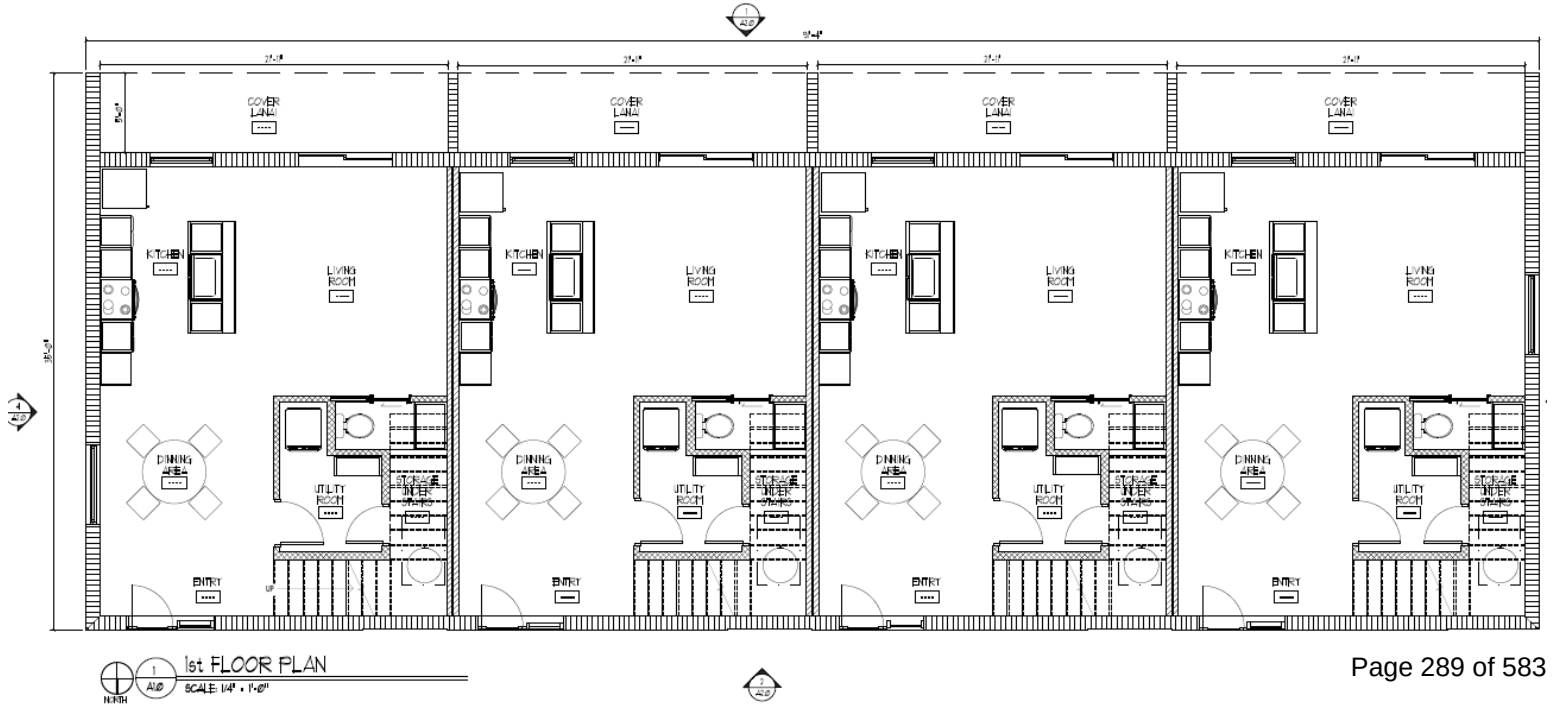
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

FLOOR PLANS

2nd Floor



1st Floor

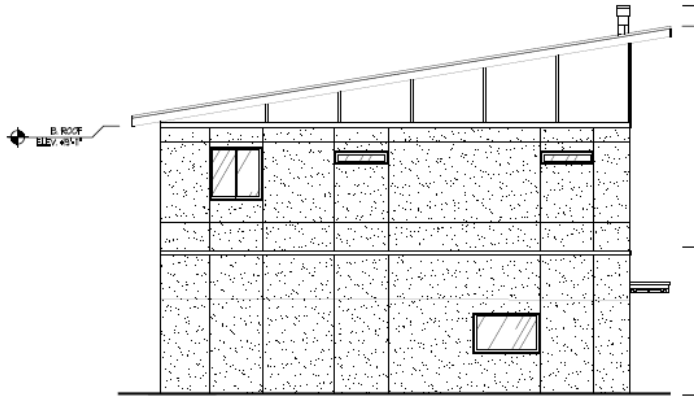


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

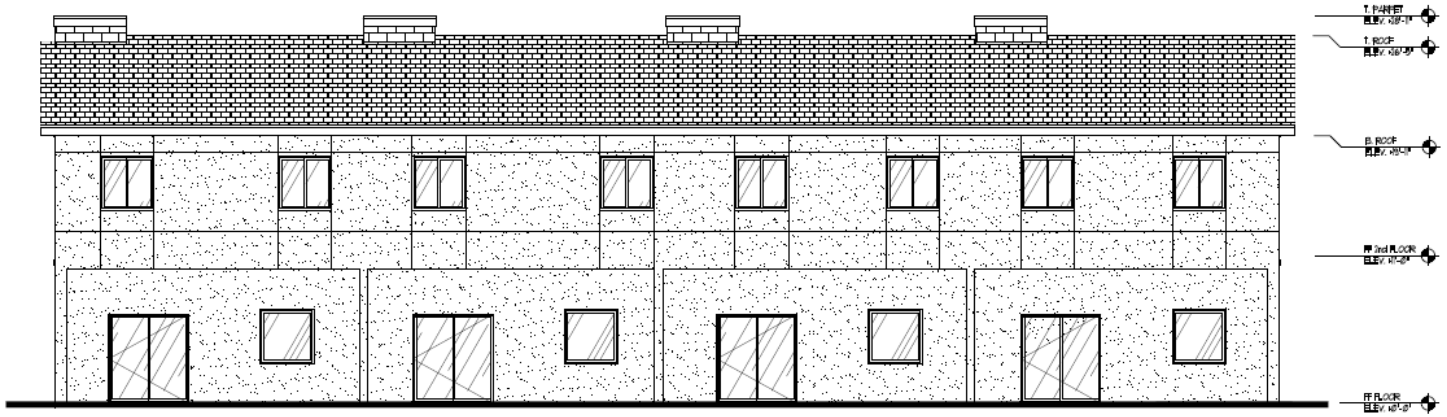
ELEVATIONS



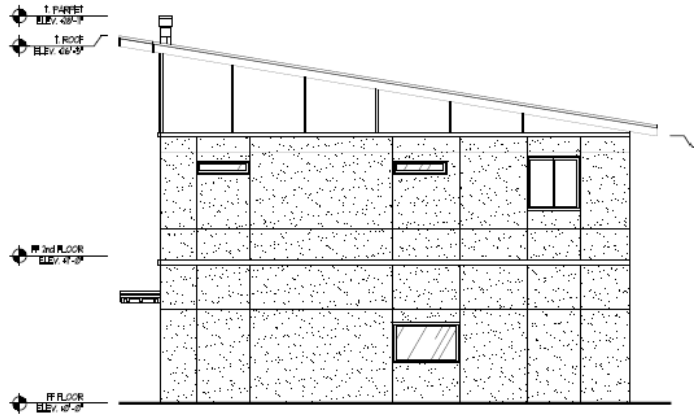
South Elevation



West Elevation



North Elevation



East Elevation

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – CONDITIONAL USE

1) **Conformance with the Land Development Code.** With exception of the approved setback deviation, the project meets all other applicable standards of the LDC.

2) **The proposed use is appropriate to the property in question and compatible with the area.** The proposed project provides an appropriate transition between the US Hwy 19 corridor and low intensity residential to the east. Within the immediate area, there are a mix of nonresidential and residential uses, including an existing multifamily development adjacent to the east. The project is complimentary to the surrounding development pattern and with the existing and planned uses.

3) **The use is consistent with the Comprehensive Plan.** The R&S (Retail & Services) FLUM category supports a mix of commercial and personal service needs, while also allowing for appropriate residential uses. The Comprehensive Plan further supports infill development and a variety of housing types.

4) **The use will not adversely impact historical or environmental resources.**

REVIEW CRITERIA – CONDITIONAL USE

5) **The use will not adversely affect adjoining property values.** There are a mix of uses surrounding the property, including a multifamily development, offices, a restaurant, and day care. The proposed project serves as a transition between the intense commercial corridor and low intensity residential and it is not expected to adversely affect adjoining property values.

6) **The use will not adversely impact nor exceed the City's capacity to serve with public facilities.**

7) **The use shall provide for efficient and orderly development.** The site is the only undeveloped property in the block between US Hwy 19 and Japonica Avenue. Infill development is desirable because it makes use of underutilized lands within developed areas and can be served by existing facilities. The City will not incur any costs to provide adequate public facilities to the site.

8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** The proposed project is not expected to adversely affect the public health, safety, and welfare and complies with the applicable LDC requirements, stormwater requirements, and is not accessed directly from US Hwy 19.

REVIEW CRITERIA – SITE PLAN

1) **Compliance with Land Development Code (LDC).**

2) **Compliance with the Comprehensive Plan.** The R&S Category supports commercial, personal services, and appropriate residential uses. The Plan encourages sustainable urban development patterns and the ability to provide a variety of housing types across all income levels.

3) **Compliance with the City's Concurrency Management System.** The project's impacts are not expected to degrade facility levels of service and the project can be served concurrent with the proposed impacts.

4) **Compliance with the City's Building and Other Technical Codes.** The project was reviewed by the TRC and is expected to be able to meet all building codes, fire codes, and other technical codes.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2026-20

Staff recommends ***approval*** of conditional use and site plan, subject to the following conditions:

1. Final details of the stormwater handling and utility systems meeting the standards of the Land Development Code shall be provided on the plans submitted with a building permit application.
2. Construction plans shall be consistent with the approved site plan, landscape plan, and elevations. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
3. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
4. The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds $1,000,000.00.
5. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board reviewed this project at their regular meeting of April 20, 2026, with 6 members present. The Board unanimously recommended approval of Resolution 2026-20 with staff's conditions.

There was no public comment on the application.

RESOLUTION NO. 2026-20

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATIONS #26-07 AND #26-08 REQUESTING CONDITIONAL USE APPROVAL AND SITE PLAN APPROVAL TO ALLOW A 4-UNIT MULTIFAMILY DEVELOPMENT IN THE HB (HIGHWAY BUSINESS) ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for conational use and site plan approval to allow for the construction of a 4-unit, multifamily development located on the south side of E. Lemon Street, approximately 231 feet east of US Hwy 19N; and,

WHEREAS, the Land Development Code Section 25.12(C) allows multifamily dwellings as a conditional use in the HB (Highway Business) zoning district; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of April 20, 2026; and,

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: CONDITIONAL USE FINDINGS

Application #26-08 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: SITE PLAN FINDINGS

Application #26-07 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 3: CONDITIONAL USE APPROVAL

Application #26-08 under Resolution 2026-20, requesting Conditional Use to allow for a 4-unit, multifamily development on property located on the south side of E. Lemon Street, approximately 231 feet east of US Hwy 19N in the HB (Highway Business) zoning district, is approved.

SECTION 4: SITE PLAN APPROVAL

Site Plan application #26-07 for property located on the south side of E. Lemon Street, approximately 231 fee east of US Hwy 19N and further described as,

> Lots 7 and 8, Block 9, of Young's Subdivision Deluxe, according to the map or plat thereof as recorded in Plat Book 10, Page 75, of the public records of Pinellas County, Florida.

Prepared and sealed by Michael W. Hoffman, P.E. on March 20, 2026, and attached as 'Exhibit A'.

SECTION 5: SITE PLAN CONDITIONS

1. Final details of the stormwater handling and utility systems meeting the standards of the Land Development Code shall be provided on the plans submitted with a building permit application.
2. Construction plans shall be consistent with the approved site plan (Exhibit A), landscape plan (Exhibit A), and elevations (Exhibit B). All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
3. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
4. The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds $1,000,000.00.
5. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

SECTION 6: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law.

Resolution #2026-20, Exhibit A (13 Pages)

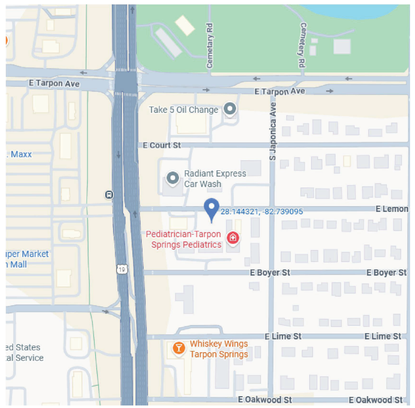
E LEMON ST
CIVIL SET
E LEMON ST
TARPON SPRINGS, FL 34689

AUTHORITY HAVING JURISDICTION
- CITY OF TARPON SPRINGS

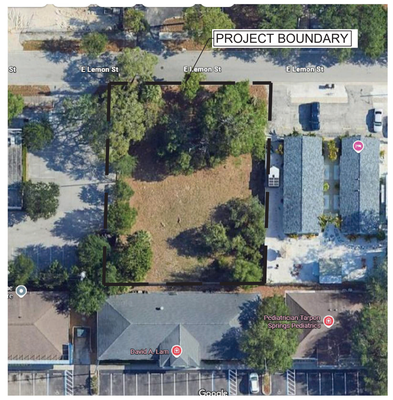
APPLIED CODES
- FLORIDA BUILDING CODE - 8TH EDITION (2023)
- CITY OF TARPON SPRINGS LAND DEVELOPMENT CODE

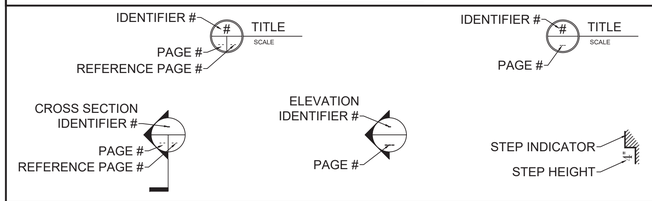
JOB DESCRIPTION
THE PURPOSE OF THIS DESIGN PACKAGE IS FOR A CONDITIONAL USE PERMIT APPLICATION FOR A 4-UNIT MULTI-FAMILY APARTMENT BUILDING.

PROFESSIONAL ENGINEERS
10009 GALLANT LANE
TAMPA, FLORIDA 33625
813-444-7037
ADVANCED ENGINEERING CONSULTANTS LLC

LOCATION MAP


ELEVATION


VICINITY MAP


SYMBOLS


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FLOOD ZONE
THIS DEVELOPMENT IS WITHIN FLOOD ZONE X

ABBREVIATIONS

ABV	ABOVE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
BLDG	BUILDING
BOT	BOTTOM
B.O.	BOTTOM OF
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
COL	COLUMN
CONT	CONTINUOUS
DET.	DETAIL
DIM	DIMENSION
DN	DOWN
DWG(S)	DRAWING(S)
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ELV	ELEVATOR
E.O.R.	ENGINEER OF RECORD
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EX	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FL#	FLORIDA PRODUCT APPROVAL
FT	FOOT OR FEET
GA	GAUGE
GYP	GYPSUM
HT	HEIGHT
HDWE	HARDWARE
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
INS	INSULATION
LAM	LAMINATED
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
NIS	NOT IN SCOPE
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OOS	OUT OF SCOPE
PLAM	PLASTIC LAMINATE
PT	PRESSURE TREATED
PTD	PAINTED
REINF	REINFORCING
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RV	ROOF VENT
SCH	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SGD	SLIDING GLASS DOOR
SIM	SIMILAR
SPEC	SPECIFICATION
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
THK	THICK(NESS)
TOD	TOP OF DOOR
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WINDOW
TOWA	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
VPAB	VAPOR PERMEABLE AIR BARRIER
W/	WITH
WD	WOOD
WWF	WELDED WIRE FABRIC

CONTRACTOR RESPONSIBILITIES

1. THE WORK OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, SUB-CONTRACTORS AND/OR “OWNER BUILDER” WHOSE NAME APPEARS ON THE BUILDING PERMIT. (HERE AFTER REFERED TO AS THE “CONTRACTOR".) THE CONTRACTOR, SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, SPECIFICATIONS AND OTHER PROJECT REQUIREMENTS INCLUDING CODES AND STANDARDS IN FORCE AT THE LOCATION OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD (EOR) IN WRITING, PRIOR TO CONSTRUCTION, OF ANY ERRORS, OMISSIONS, CODE VIOLATIONS OR CONFLICTS WHICH ARE DISCOVERED IN THE DRAWINGS, SPECIFICATIONS OR OTHER PROJECT REQUIREMENTS WITHIN 3 DAYS OF NOTICING THEM. WHERE DRAWINGS AND SPECIFICATIONS ARE CONCEPTUAL IN NATURE, THE CONTRACTOR SHALL INTERPRET THEM IN A MANNER THAT IS CONSISTENT WITH CODE REQUIREMENTS, OR ISSUE A REQUEST FOR INFORMATION (RFI) TO THE ENGINEER OF RECORD IF SOMETHING IS NOT CLEAR. SHOULD THE CONTRACTOR KNOWINGLY PROCEED WITH CONSTRUCTION BEING AWARE OF AN ISSUE OR BE UNCLEAR IN THE INTERPRETATION OF THE DRAWING THEN THE CONTRACTOR ASSUMES THAT RESPONSIBILITY. THE ENGINEER IS NOT RESPONSIBLE FOR THE COST OF THE PROJECT.
2. SHOP DRAWINGS AND OTHER SUBMITTALS WILL BE REVIEWED BY THE ENGINEER AFTER THE CONTRACTOR HAS REVIEWED AND APPROVED (WITH APPROPRIATE ANNOTATIONS) SUCH SUBMITTALS. ENGINEER'S REVIEW OF SUBMITTALS IS FOR DESIGN CONCEPT ONLY, AND SHALL NOT BE CONSTRUED AS A TECHNICAL REVIEW FOR THE PURPOSE OF DETERMINING COMPLETENESS OR ACCURACY OF SUBMITTALS, OR FOR DETERMINING REQUIRED QUANTITIES, DIMENSIONS OR METHODS OF INSTALLATION (ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR).
3. CONTRACTOR SHALL COORDINATE CLOSELY WITH OWNERS REPRESENTATIVES AND PROVIDE THEM WITH A DETAILED CONSTRUCTION SCHEDULE.
4. COMPLY WITH FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION WITH RESPECT TO DESIGN AND DIMENSIONAL STANDARDS FOR ACCESSIBLE PARKING SPACES, BUILDING ENTRY, TOILET ROOM, DIMENSIONS AND MOUNTING REQUIREMENTS FOR FIXTURES AND ACCESSORIES.
5. GENERAL MATERIAL PROTECTIONS REQUIREMENTS:
   - 5.1. ALL WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH A.W.P.B. STANDARDS.
   - 5.2. ALL METALS SHALL BE ISOLATED FROM DISSIMILAR METAL BY INERT ISOLATION MATERIAL AS REQUIRED TO PREVENT GALVANIC CORROSION.
   - 5.3. ALL METAL FOR THIS PROJECT SHALL BE HOT-DIP GALVANIZED PER ASTM G-90 OR AS SPECIFIED IN THESE DRAWINGS.
6. IF APPLICABLE, THE GENERAL CONTRACTOR OR OWNER BUILDER SHALL PROVIDE ROOF COVERING FLORIDA PRODUCT OF APPROVAL SHEETS IN ADDITION TO THESE PLANS TO THE BUILDING OFFICIAL AND FOLLOW INSTALLATION INSTRUCTIONS ACCORDINGLY.
7. IF APPLICABLE, THE GENERAL CONTRACTOR OR OWNER BUILDER SHALL PROVIDE WINDOW AND DOOR FLORIDA PRODUCT APPROVAL SHEETS IN ADDITION TO THESE PLAN TO THE BUILDING OFFICIAL AND FOLLOW INSTALLATION INSTRUCTIONS ACCORDINGLY.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. CONTRACTOR SHALL INFORM E.O.R. OF ANY VARIATIONS FROM THIS PLAN SET.

PROJECT
E LEMON STREET

ADDRESS
E LEMON STREET,
TARPON SPRINGS, FL
34689

FOR REVIEW

ADVANCED ENGINEERING PROJECT NUMBER
25096

This drawing is the property of Advanced Engineering and is not to be reproduced or copied in whole or in part.

ADVANCED ENGINEERING CONSULTANTS
(813) 444-7037
www.Advanced-Engineers.com
10009 Gallant Lane
Tampa, FL 33625

ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FLORIDA P.E. LICENSE NO: 67584
FLORIDA REGISTRY NO: 28038

NOT APPROVED FOR PERMIT UNLESS DULY SIGNED AND SEALED BY ENGINEER

Michael W Hoffman
Digitally signed by Michael W Hoffman
Date: 2026.03.20 14:17:37 -04'00'

MICHAEL W. HOFFMAN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 67584
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. HOFFMAN ON THE DATE INDICATED HERE. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PER RULE 61G15-23.004 (3)(D)(2.) WHEN A DIGITALLY CREATED SEAL IS NOT USED AND PARAGRAPH (E) "A DIGITAL SIGNATURE APPLIED TO AN ITEM IN ELECTRONIC FORM SHALL HAVE THE SAME FORCE AND EFFECT AS SIGNING ALL OF THE INDIVIDUAL SHEETS OR PAGES CONTAINED WITHIN THAT ITEM UNLESS OTHERWISE LIMITED AS SPECIFIED IN SUBSECTION 61G15-30.003(3), F.A.C."

THESE PLANS WERE PREPARED IN ACCORDANCE TO F.S. CHAPTER 471 AND APPLICABLE FLORIDA BUILDING CODE 8TH EDITION, 2023. ANY SERVICES OF AN ARCHITECTURAL NATURE REFLECTED IN THIS PLAN ARE BEING PERFORMED AS PURELY INCIDENTAL TO MY ENGINEERING PRACTICE PURSUANT TO SECTION 471.003(3), F.S. THIS DESIGN IS SITE SPECIFIC AND MAY NOT BE USED AT OTHER LOCATIONS WITHOUT THE CONSENT OF ADVANCED ENGINEERING CONSULTANTS LLC. THIS DOCUMENT AND ALL REPORTS, DRAWINGS, SPECIFICATIONS AND COMPUTER FILES, PREPARED BY ADVANCED ENGINEERING CONSULTANTS LLC, SHALL REMAIN THE PROPERTY OF ADVANCED ENGINEERING CONSULTANTS LLC, AND SHALL NOT BE REPRODUCED, IN PART OR WHOLE, WITHOUT THE EXPRESSED, WRITTEN, CONSENT OF ADVANCED ENGINEERING CONSULTANTS LLC. ADVANCED ENGINEERING CONSULTANTS LLC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

DRAWINGS
CIVIL SET

REVISIONS

No.	Date	Description
2	03/20/2026	CITY COMMENT CHANGES

PLANS TO BE PRINTED IN COLOR

DRAWN & DESIGNED BY
AR

CHECKED BY
MH

DATE
2026-01-14

SHEET TITLE
COVER

PLANS ARE TO BE PRINTED IN COLOR

SCALE
AS NOTED

SHEET NUMBER
G-1

PLANS TO BE PRINTED IN COLOR

© 2021

GENERAL DEMOLITION NOTES:

1. ALL ITEMS NOT CALLED OUT TO BE REMOVED/RELOCATED SHALL BE PROTECTED DURING ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE GOVERNING JURISDICTION(S).
2. CONTRACTORS SHALL COORDINATE WITH ALL UTILITIES COMPANIES CONCERNING THE ABANDONMENT, RELOCATION, AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LIVE LINES UNLESS APPROVED IN WRITING OR THE UTILITY IN ALL CASES. A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LIVE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
3. THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION, OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND/OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
4. CONTRACTOR SHALL COMPLY WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCP, OR OTHER WASTE OR CONTAMINANT, IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH MANDATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. IT IS THE CONTRACTORS RESPONSIBILITY FOR THE PROCUREMENT OF ALL NECESSARY PERMITS.
6. THE CONTRACTOR SHALL COORDINATE ALL TREES AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. CONTRACTOR SHALL NOTIFY IF ANY DISCREPANCIES OCCUR BETWEEN THE DEMOLITION PLAN AND THE LANDSCAPE PLAN.
7. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING THE CONSTRUCTION PROJECT.
8. SAWCUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER OR RECORD PRIOR TO CONSTRUCTION, IF NECESSARY.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTORS SOLE EXPENSE.
10. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION, OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE UNITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH GOVERNING JURISDICTION(S), THE PROJECT PLANS, AND SPECIFICATIONS.
11. ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO DEMOLITION ACTIVITIES SHALL BE BACKFILLED BY THE CONTRACTOR WITH APPROVED MATERIALS AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVATES AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES ARE TO BE GRADED TO PROMOTE POSITIVE DRAINAGE.
12. THE USE OF EXPLOSIVES IS PROHIBITED WITHOUT PRIOR MITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT OCCUR OR BE STORED OUTSIDE THE DEFINED PROJECT LIMIT LINE WITHOUT WRITTEN PERMISSION OF THE OWNER(S) AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
14. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. ONCE THE DEMOLITION PHASE IS OVER, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR SAFEGUARDING THE SITE DURING DEMOLITION/ CONSTRUCTION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BARBED FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY
17. ALL DEMOLITION WASTE AND MERE (SOLID WASTE) 'SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO PROVE PROPER DISPOSAL ACTIVITIES TO BE PROVIDED TO THE OWNER UPON REQUEST. UNDER NO CIRCUMSTANCES SHALL DEBRIS BE STORED ON THE SUBJECT SITE.
18. THE CONTRACTOR SHALL NOT IMPACT ANY WETLANDS THROUGH CONSTRUCTION ACTIVITIES IN ANY WAY UNLESS APPROVED BY E.O.R. AND GOVERNING JURISDICTIONS.
19. ENGINEER OF RECORD AND/OR THE OWNER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SAFE AND SYSTEMATIC MANNER FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY
20. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED, RELOCATED, OR MADE AWARE OF. THE DEMOLITION PLAN DOES NOT PROVIDE DIRECTION AS TO THE MEANS AND METHODS USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

SITE PLAN NOTES

THESE PLANS WERE DEVELOPED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2023.
SPECIFIC ATTENTION SHOULD BE PAID TO CHAPTER 18, PARAGRAPH 1804.3 SITE GRADING. KEY EXCERPTS PROVIDED BELOW.

1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAT 5% FOR A MINIMUM DISTANCE OF 10'-0" MEASURE PERPENDICULAR TO THE FACE OF THE WALL.
   IF PHYSICAL OBSTRUCTIONS OR LOT LINE PROHIBIT 10'-0" OF HORIZONTAL DISTANCE , AN APPROVED ALTERNATIVE METHOD DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10'-0" OF THE BUILDING (SWALES FURTHER THAN 10'-0" FROM BUILDING FOUNDATION MAY DECREASE TO 1%)
2. IMPERVIOUS SURFACES WITHIN 10'-0" OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
   WHERE SLOPED OR DIRECTIONS CHANGE, TRANSITIONS SHALL BE MADE AS GRADUAL AS POSSIBLE.
   DRIVEWAY AND FOUNDATION FILL SHALL BE ADDED AND COMPACTED AS NECESSARY TO MEET SLOP REQUIREMENT TO EXISTING SWALES ALONG THE ROAD.
   THE FOLLOWING TABLE PROVIDES APPROXIMATE DROP FOR EVERY 10 FEET OF RUN.
   - 5% SLOPE; 6" DROP PER 10'-0" RUN
   - 2% SLOPE; 2 3/8" DROP PER 10'-0" OF RUN
   - 1% SLOPE; 1-1/4" OF DROP PER 10'-0"
3. PLACE ALL BMP ALONG LOT AS REQUIRED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.
4. DRIVEWAY SLAB EITHER 3000PSI FIBER MESH CONCRETE OR WELDED WIRE MESH PER THE FOLLOWING.
   - WELDED WIRE FABRIC SHALL CONFIRM TO ASTM A185 FOR 6"X6" W1.4 AND SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
   - WELDING WIRE FABRIC CONFORMING TO ASTM A185 FOR 4"X4"XW1.4"XW1.4" WWF AND LAPPED MIN. 6" AND CONTAIN AT LEAST ON CROSS WIRE WITHIN THE 6".
   - WELDED WIRE FIBER SHALL BE PLACED ON SLAB RUNNER CHAIR EVERY 3'-' TO MAINTAIN PROPER CONCRETE COVER OF 1- 1/2".
5. CONCRETE PROPERTIES
   - COMPRESSIVE STRENGTH @ 28 DAYS: 3000PSI
   - SLUMP- 4" +\- 1"
   - AIR ENTRAPMENT: 2% - 4%
   - WATER TO CEMENT RATIO: 0.58
6. THE DESIGN ASSUMES THAT THE DRIVEWAY SLAB SHALL BE BUILT ON UNDISTURBED SOIL, BUT CLEARED OF INORGANIC MATERIAL. IF COMPACTED FILL IS PROVIDED IT SHALL BE 12" OR LESS, PROVIDED THE IN PLACE DRY DENSITY IS NOT LESS THAT 90% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT, DETERMINED IN ACCORDANCE WITH ASTM D 1557. PER FBC BUILDING SECTION 1809.2 SUPPORTING SOIL, ALL FILL AREA SHALL BE CLEARED AND STRIPPED OF ORGANIC COMPACTION OF FILL MATERIAL TO 95% STANDARD PROCTOR SHALL BE COMPLETED WITHIN 12" OF THE BOTTOM OF THE SLAB, ANY ENGINEERED STRUCTURAL FILL SHALL BE PLACED IN 8" LIFTS, MAXIMUM.

SITE PREPARATION NOTES

1. PERMIT BOARD TO BE PROVIDED ON EVERY CONSTRUCTION SITE MOUNTED, SO THAT IS IS VISIBLE FROM THE RIGHT-OF-WAY. THE PERMIT BOARD MUST BE ADDRESSED AND CONTAIN A COPY OF THE PROPOSED SITE PLANS WHICH MUST REMAIN IN THE PERMIT BOARD UNTIL THE PROJECT IS FINAL.
2. WHEN PROTECTED TREES ARE LOCATED ON A SITE WHERE LAND ALTERATION AND SITE CLEARING WILL OCCUR, THE TREES TO BE REMOVED SHALL BE IDENTIFIED BY RED-FLAGGING, AND THE RIGHTS-OF-WAY OF PROPOSED ROADS, THE CORNERS OF PROPOSED BUILDINGS, THE LOCATION OF PROPOSED DRAINAGE BASINS, MAN-MADE LAKES, AREAS THAT REQUIRE FILL AND OTHER IMPROVEMENTS SHALL BE ROUGH STAKED AND PROTECTIVE BARRICADES INSTALLED PRIOR TO ON-SITE INSPECTION. IF UPON INSPECTION, THE SITE HAS NOT BEEN PREPARED PROPERLY, THE INSPECTION SHALL BE DISAPPROVED UNTIL THE CITY IS NOTIFIED THAT THE SITE PREPARATIONS HAVE BEEN COMPLETED.
3. SILT FENCE SHALL BE PLACED AROUND PERIMETER OF PROPERTY AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATIONS, SITE CLEARING, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
4. A PHYSICAL STRUCTURE NOT LESS THAN (3) FEET IN HEIGHT, LIMITING ACCESS TO PROTECTED TREES AND GRAND TREES. A SUITABLE PROTECTIVE BARRIER MUST BE COMPOSED OF WOOD, OR APPROVED MATERIAL WHICH INSURES PROTECTION OF THE PROTECTED TREES AND GRAND TREES DURING CONSTRUCTION.
5. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TRESS AND GRAND TREES DURING SITE PREPARATION, AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATIONS, SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE OF TEEN FEET (10) FROM THE PROTECTED TREES AND TWENTY FEET (20) FROM GRAND TREES.
6. A MINIMUM OF TEN FEET (10) SHALL BE MAINTAINED FROM ALL PROTECTED TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEM.
7. ALL ROOTS TO BE REMOVED DURING THE SITE PREPARATION PHASE SHALL BE SERVED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTIVE RADIUS. ALL TRIMMING AND ROOT PRUNING OF PROTECTIVE TRESS AND GRAND TREES SHALL BE DONE BY A LICENSED TREE SERVICE, DURING DEVELOPMENT.
8. WHEN CONDITIONS DICTATE, A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS AROUND A PROTECTED TREE OR GRAND TREE WHERE THE PROTECTED TREE OR GRAND TREE WILL BE ADVERSELY AFFECTED BY LOWERING OR RAISING OF THE EXISTING GRADE.
9. NO SITE ACTIVITIES SHALL BEGIN UNTIL INITIAL SITE INSPECTIONS REQUIREMENTS HAVE BEEN COMPLETED AND APPROVED. FAILURE TO MEET THE REQUIREMENTS WILL RESULT IN STOP WORK ORDER AND APPLICABLE RE-INSPECTION FEES BEING PAID.

PAVING AND GRADING NOTES

I. ALL DELETERIOUS MATERIAL (I.E., MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH AHJ GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. REFER TO THE LATEST EDITION OF FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS' FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING AND GUTTERS CALLED FOR ON THESE PLANS.
5. PRIOR TO CONSTRUCTION OF CONCRETE PAVEMENT. THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR REVIEW.
6. CONTRACTOR TO PROVIDE A 1/2' BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
7. ALL PAVEMENT MARKINGS SHALL USE APPROVED FDOT APPLICATION METHOD AND SHALL CONFORM TO FDOT STANDARD NO 17346.
8. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
9. CONTRACTOR SHALL INSTALL STORM PIPING AND CULVERTS IN ACCORDANCE WITH FDOT INDEX 205 AND PLACE EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO THE TESTING SCHEDULE REQUIRED BY APPLICABLE REGULATORY AGENCIES AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. CONTRACTORS TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER AND THE CITY CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
11. ALL CONCRETE WORK SHALL CONFORM TO ACI 318-19. "STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE... ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. PROVIDE 3/4' CHAMFER AT ALL EXPOSED CONCRETE EDGES.
12. REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO ASTM 1615, GRADE 60 UNLESS INDICATED OTHERWISE, MINIMUM SPLICE LENGTH SHALL BE 30 BAR DIAMETER'; WHERE CONT. (CONTINUOUS) IS INDICATED ON PLANS.
13. WELDED WIRE FABRIC (W.W.F.) SHALL BE ASTM A185: MINIMUM LAP SHALL BE R.
14. CONCRETE MASONRY UNITS (C.M.U) SHALL BE TWO CELL TYPE N-1 (ASTM C90), HOLLOW UNITS WITH A GROSS COMPRESSIVE STRENGTH OF 1,000 PSI WITH TYPE S MORTAR. ALL MORTAR SHALL CONFORM TO ASTM C270.

CLEARING AND EROSION CONTROL NOTES:

1. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
2. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. THE TOP 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. SILT FENCE SHALL BE INSTALLED ALONG THE STOCKPILE PERIMETER FOR EROSION CONTROL.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
6. CONTRACTOR TO OBTAIN SITE CLEARING & TREE REMOVAL PERMIT PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITIES AND CLEARING THE SITE.
7. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
8. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (STRAW BALE TURBIDITY BARRIER OR STAKED SILT FENCE) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL, GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE IF, IN THE OPINION OF THE ENGINEER AND/OR AUTHORITY HAVING JURISDICTION, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC. THE CONTRACTOR IS TO RECOVER SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
9. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
10. THERE SHALL BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALES, DITCH, ETC.) TO EXISTING LAKE SYSTEMS, WETLANDS, OR RIVERS, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER AND AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
11. EROSION CONTROL MUST BE INSTALLED PRIOR STARTING CONSTRUCTION AND BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AN EROSION CONTROL INSPECTION IS SUGGESTED PRIOR TO THE START OF CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK PLANS AND HELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
5. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
6. ALL WORK SHALL BE PURSUANT TO THE AUTHORITY HAVING JURISDICTION AND NOM REGULATIONS.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RECEIVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
8. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
9. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS. UNLESS OTHERWISE NOTED, SPECIFIED, OR REQUIRED.
10. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE 60 OR BETTER.
11. THE CONTRACTOR SHALL PLACE A 1" DEEP SCORED JOINT EVERY 5' AND AN EXPANSION JOINT EVERY 100' IN THE SIDEWALK.
12. SIDEWALK CONSTRUCTION SHALL BE FLUSH WITH PAVEMENT WHERE THEY ARE ADJACENT OR MEET, UNLESS OTHERWISE SHOWN.
13. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION REGULATIONS AND STANDARDS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2020.
14. ALL PIPE NOTED ON THE PLANS AS RCP SHALL BE REINFORCED CONCRETE PIPE, CLASS III, WITH RUBBER GASKET JOINTS.
15. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON A SET OF THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS WITHIN TWO WEEKS. FOLLOWING INITIAL INSPECTION THE CONTRACTOR SHALL SUBMIT A DIGITAL FILE, AND A PAPER COPY OF RECORD DRAWINGS TO THE ENGINEER OF RECORD. THE INITIAL RECORD DRAWINGS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
    1.1. DRAWINGS TO BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
    1.2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UTILITIES, AND RELATED APPURTENANCES. VERTICAL LOCATIONS OF UTILITIES & APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, ETC.
    1.3. DRAWINGS SHALL CLEARLY SHOW ALL HELD CHANCES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
    1.4. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
    1.5. LOCATIONS OF ALL MANHOLES, HYDRANTS, VALVES, & VALVE BOXES SHALL BE SHOWN.
    1.6. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL UTILITIES INCLUDING THE SANITARY SEWER, WATER, PRODUCT PIPING, STORM WATER COLLECTION SYSTEM (I.E. PIPES, INLETS, AND PONDS) AND PROVIDE THE INFORMATION FOR ALL INSTALLED FACILITIES. RECORD DRAWINGS SHALL MEET JURISDICTIONAL AGENCY'S REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE FIVE COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.
    1.7. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL GOVERNING JURISDICTIONS AS-BUILT REQUIREMENTS PRIOR TO SUBMITTING AS-BUILTS TO ENGINEER OF RECORD FOR REVIEW.

2. IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO ENSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
3. AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR AGENCY WITHOUT AN INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. OWNER SPECIFIC SPECIFICATIONS TO BE PROVIDED TO CONTRACTOR DURING BIDDING.
5. CONTRACTOR SHALL ADHERE TO THE FOLLOWING DETAILS, STANDARDS, REGULATIONS, AND ORDINANCES: COUNTY HEALTH DEPARTMENT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FLORIDA DEPARTMENT OF TRANSPORTATION, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
6. ALL SITE WORK SHALL CONFORM TO THE LATEST S.W.F.W.M.O., F.D.O.T. AND AUTHORITY HAVING JURISDICTION REGULATIONS, SPECIFICATIONS, AND GUIDELINES.

1 / C-1 CIVIL NOTES
SCALE 1" = 20'

SAFETY NOTES

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, THE CONTRACTOR SHALL COMPLY WITH REGULATIONS. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF ITS PERSONNEL. LABOR SAFETY REGULATIONS SHALL BE AS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF LABOR.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION. MAINTENANCE AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKERS FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. ALL TRAFFIC CONTROL MARKINGS, FLAGGERS, AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
4. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

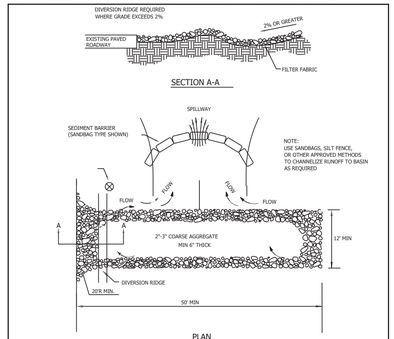
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HAZARDOUS MATERIAL ABATEMENT:

CONTRACTOR SHALL REVIEW ALL HAZARDOUS MATERIAL ABATEMENT REPORTS BEFORE DEMOLITION OCCURS AND PERFORM TESTING AS REQUIRED TO COMPLETE THE SCOPE OF WORK. THE CONTRACTOR SHALL TAKE THE APPROPRIATE ACTIONS REGARDING TESTING, NOTIFICATIONS, MEASUREMENTS, ABATEMENT, AND DISPOSAL OF ANY ASBESTOS CONTAINING MATERIAL LIKELY TO BE DAMAGED OR AFFECTED BY THE CONSTRUCTION ACTIVITIES OR EFFORTS.

LEGEND

SYMBOL	DESCRIPTION
	TO BE REMOVED / FILLED
	CONSTRUCTION ENTRANCE
— silt —	SILT FENCE
	TREE PROTECTION BARRICADE
X	TREE TO BE REMOVED
OAK 10"	OAK W/ DIA.
PALM 15"	PALM W/ DIA.
UKN TREE 8"	UNKNOWN W/ DIA.
	PROPERTY LINE



NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

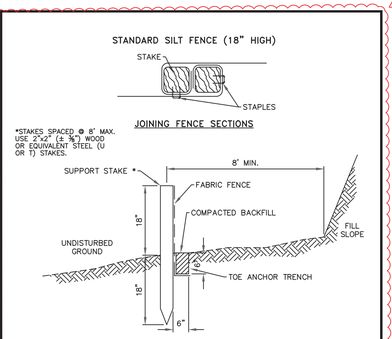
GENERAL NOTES

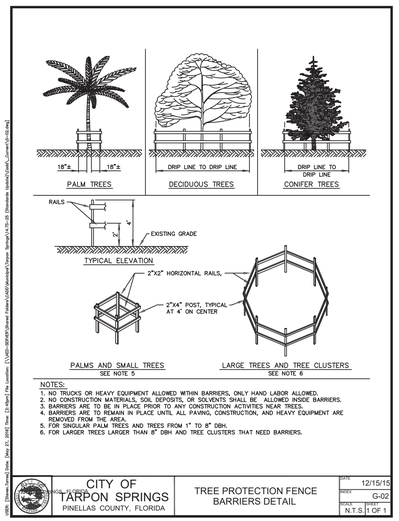
2
1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFF-SITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A STPD. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFF-SITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FOOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDEDRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
6. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFF-SITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

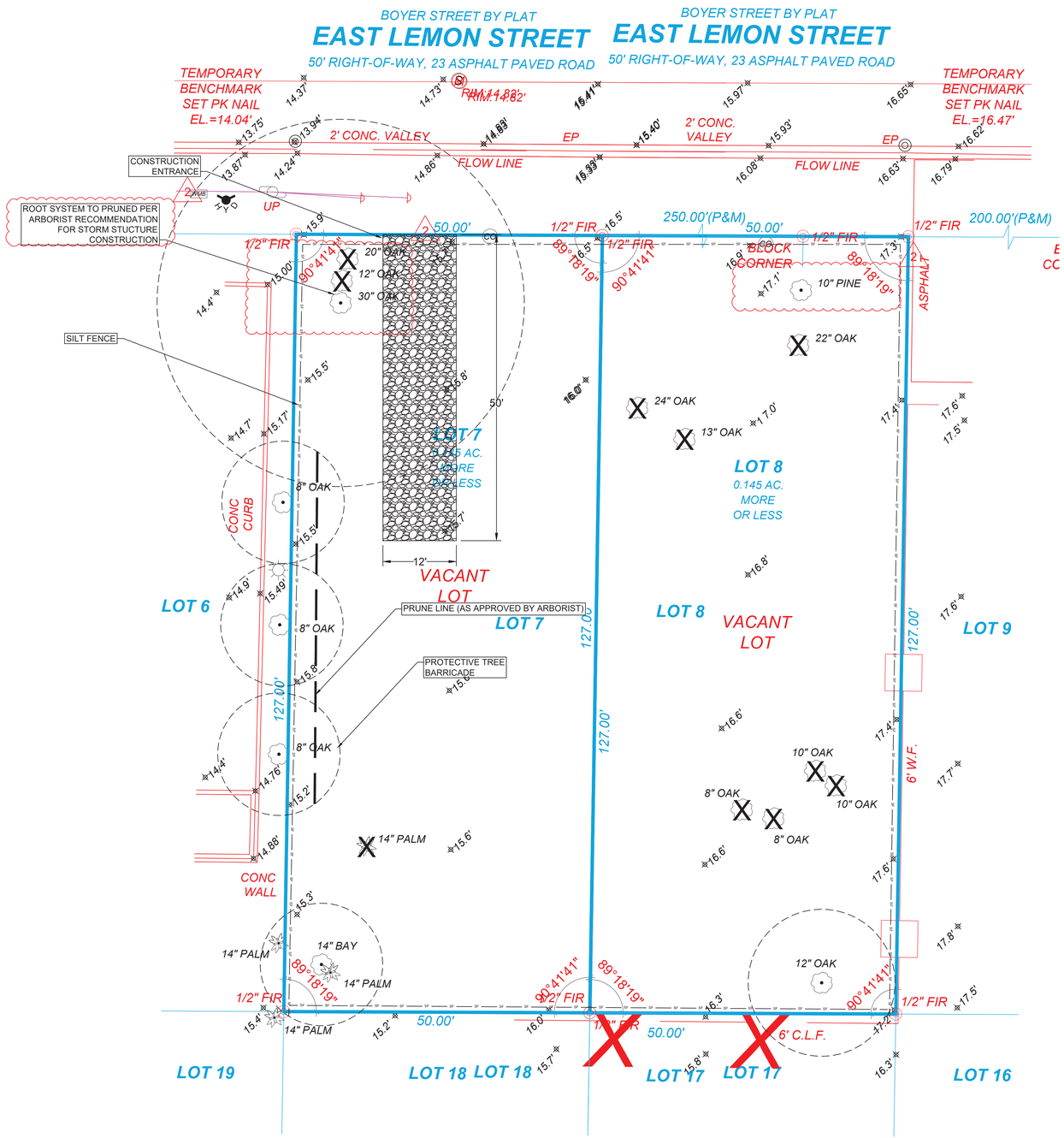
1 / C-2 CONSTRUCTION ENTRANCE DETAIL
SCALE: NTS

TREE INCHES TO BE REMOVED

OAKS: 24"+ 13" + 22" + 10" + 10" + 8" + 8" = 95" TOTAL
PALM: 14" TOTAL







1 / C-2 EXISTING, EROSION CONTROL, AND TREE PRESERVATION PLAN
SCALE 1" = 10'

PROJECT
E LEMON STREET

ADDRESS
E LEMON STREET,
TARPON SPRINGS, FL
34689

FOR REVIEW

ADVANCED ENGINEERING PROJECT NUMBER
25096

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ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FLORIDA P.E. LICENSE NO: 67584
FLORIDA REGISTRY NO: 28038

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CIVIL SET

REVISIONS

No.	Date	Description
2	03/20/2026	CITY COMMENT CHANGES

PLANS TO BE PRINTED IN COLOR

DRAWN & DESIGNED BY
AR

CHECKED BY
MH

DATE
2026-01-14

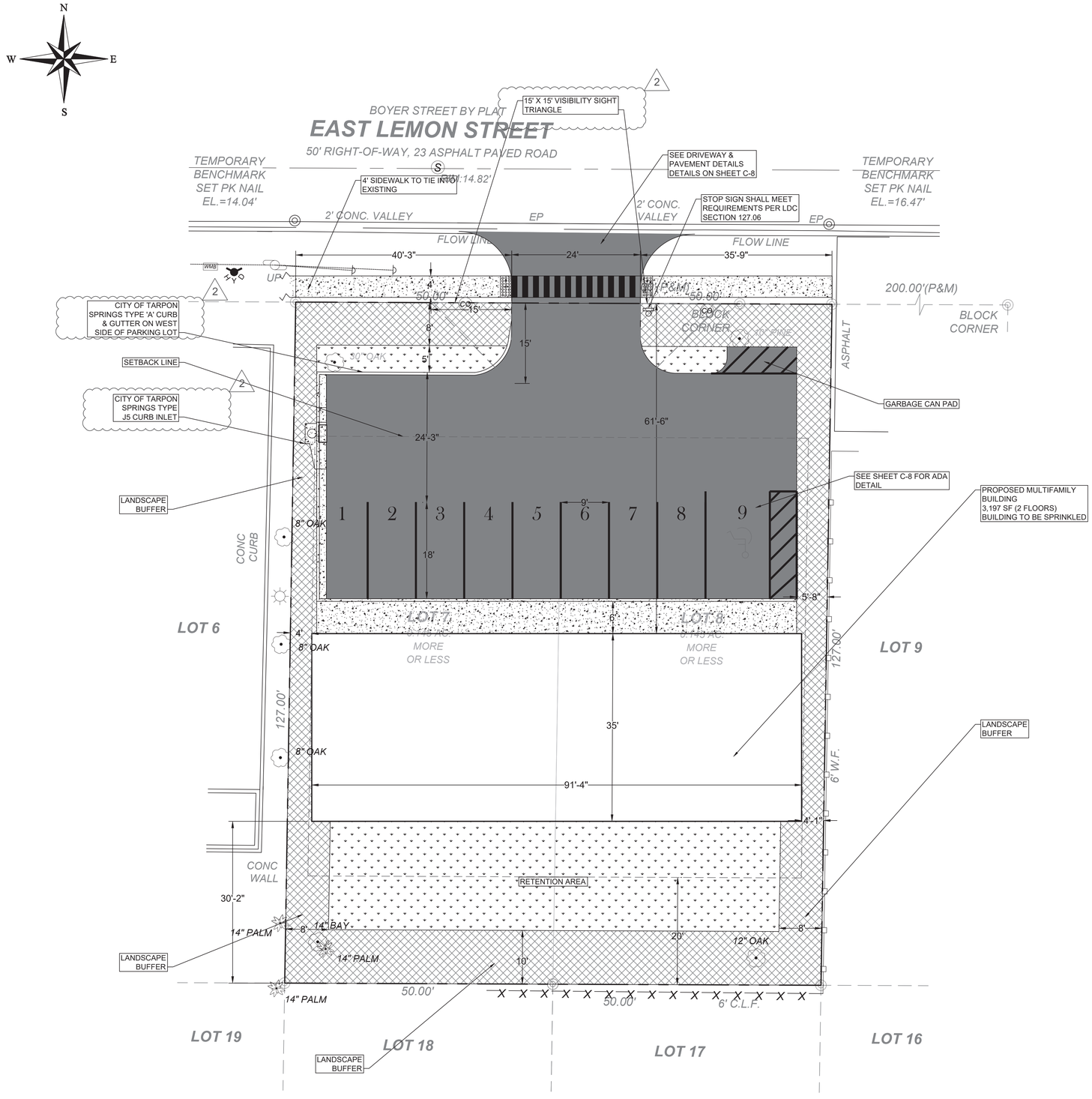
SHEET TITLE
EXISTING - EROSION CONTROL - TREE PRESERVATION PLAN
PLANS ARE TO BE PRINTED IN COLOR

SCALE
AS NOTED

SHEET NUMBER
C-2

PLANS TO BE PRINTED IN COLOR

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1 / C-3 SITE PLAN
SCALE 1" = 10'

SITE DATA

OWNER INFORMATION	PROJECT NAME:	EAST LEMON STREET MULTIFAMILY		
	PROJECT ADDRESS:	LEMON STREET, TARPON SPRINGS		
	PARCEL ID:	07-27-16-99612-009-0070, 07-27-16-99612-009-0080		
LAND USE		EXISTING	PROPOSED	
	CURRENT ZONING:	HB - HIGHWAY BUSINESS DISTRICT	HB - HIGHWAY BUSINESS DISTRICT	
	FUTURE LAND USE:	RETAIL & SERVICES (R&S)		
	PRIMARY USE:	VACANT LOT	MULTI-FAMILY	
	FLOOD ZONE:	ZONE X: AREA OF MINIMAL FLOOD HAZARD EFFECTIVE 8/24/21		
	LEGAL DESCRIPTION: YOUNG'S SUB DE LUXE BLK 9, LOT 7 (SEE N18-27-16) YOUNG'S SUB DE LUXE BLK 9, LOT 8 (SEE N18-27-16)			

SITE COVERAGE		EXISTING	PROPOSED	REQUIRED
LOT AREA (UPLANDS):		0.29 AC (12,632 SF)	0.29 AC (12,632 SF)	10,000 S.F. (MIN)
LOT WIDTH:		100'	100'	80' (MIN)
LOT DEPTH:		127'	127'	90' (MIN)
TOTAL FLOOR AREA: FLOOR AREA RATIO (FAR):		N/A	6,394 S.F. 0.5	
	1ST FLOOR:	N/A	3,197 S.F.	N/A
	2ND FLOOR:	N/A	3,197 S.F.	N/A
BUILDING HEIGHT:		N/A	28'-11"	45' (MAX)
BUILDING COVERAGE:		N/A	3,197 S.F. 25%	N/A
SETBACKS:				
	FRONT:	N/A	61'-6"	25' (MIN)
	SIDE:	N/A	4' (VARIANCE #25-89)	20' (MIN)
	REAR:	N/A	30'-2"	20' (MIN)
IMPERVIOUS SURFACES:		N/A	7,565 S.F (60%)	N/A
	BUILDINGS:	N/A	3,197 S.F	
	CONCRETE:	N/A	534 S.F	
	ASPHALT:	N/A	3,834 S.F	
PERVIOUS / OPEN SPACE:		12,632 SF	5,129 S.F (44.78%)	N/A

LANDSCAPING	EXISTING	PROPOSED	MINIMUM
LANDSCAPE BUFFERS:			
NORTH LANDSCAPE BUFFER:			
REQUIRED: 8FT (MIN)			
PROVIDED: 8 FT			
EAST LANDSCAPE BUFFER:			
~~REQUIRED: 8FT (MIN)~~			
PROVIDED: 4FT MIN (VARIANCE #25-89			
WEST LANDSCAPE BUFFER:			
REQUIRED: 8FT (MIN)			
PROVIDED: 4FT MIN (VARIANCE #25-89)			
SOUTH LANDSCAPE BUFFER:			
REQUIRED: 8FT (MIN)			
PROVIDED: 10 FT			
PARKING LOT BUFFER			
REQUIRED: 8 FT (MIN)			
PROVIDED: 8FT MIN			

PARKING	EXISTING	PROPOSED	MINIMUM
PARKING SPACES:	-	9	7

PARKING CALCULATIONS: PER LDC 9.127.04.G.1.B. - PARKING REQUIREMENTS FOR MULTIFAMILY DWELLINGS

MULTIFAMILY DWELLINGS REQUIREMENT
1.75 SPACES PER DWELLING UNIT

PARKING CALCULATION:
REQUIRED PARKING = 4 DWELLING UNITS X 1.75 PARKING SPACES PER DWELLING UNITS
REQUIRED PARKING = 7 PARKING SPACES
ADA PARKING CALCS
TOTAL PARKING PROVIDED = 9 PARKING SPACES
TOTAL ADA REQUIRED = 1 ADA PARKING SPACE

ITE TRIP GENERATION

PER ITE TGM 11TH EDITION:

USE: MULTI-FAMILY LOW RISE HOUSING
ITE CODE: 220
DAILY RATE: 6.74

TOTAL DAILY TRIPS: 27
TOTAL PEAK HOUR TRIPS: 4

DUMPSTER NOTE

PER LDC SECTION 139.01

SOLID WASTE COLLECTION SHALL BE PROVIDED BY A DUMPSTER FOR COMMERCIAL, INDUSTRIAL, AND MULTIFAMILY DEVELOPMENT IN EXCESS OF 6 UNITS.

- THE PROPOSED DEVELOPMENT IS FOR 4 UNITS THEREFORE A DUMPSTER IS NOT REQUIRED.

STOP SIGN NOTE

PER LDC SECTION 127.06: STOP SIGNS SHALL MEET THE FOLLOWING STANDARDS

(1)SIGN POSTS SHALL BE BLACK OR DARK GREEN IN COLOR.
(2)SIGN POSTS SHALL BE ROUND OR FLUTED IN SHAPE.
(3)SIGN POSTS SHALL BE AT LEAST THREE INCHES IN DIAMETER.
(4)SIGN POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.
(5)SIGNS SHALL HAVE A BLACK OR DARK GREEN BOARDER OF AT LEAST ONE INCH IN WIDTH. SIGNS IDENTIFYING INDIVIDUAL PARKING SPACES ARE EXEMPT FROM THIS REQUIREMENT.

LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	ASPHALT
	LANDSCAPE
	GRASS
	PROPERTY LINE

PROJECT
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DRAWN & DESIGNED BY
AR

CHECKED BY
MH

DATE
2026-01-14

SHEET TITLE
SITE PLAN

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LEGEND

SYMBOL	DESCRIPTION
22.40'	NEW ELEVATION MARKER
22.50' / 22.00'	TOP OF CURB OR WALL/ GRADE AT BOTTOM
21.0'	EXISTING ELEVATION MARKER
2%	DIRECTIONAL SLOPE ARROW
	PROPERTY LINE

FEMA FLOOD ZONE MAP

ZONE X: AREA OF MINIMAL FLOOD HAZARD EFFECTIVE 8/24/21

FINISHED FLOOR ELEVATION

CROWN OF ROAD ELEVATION = 16.65'
FFE = CROWN OF ROAD + 18" = 18.15'

ESU CALCULATION

TOTAL ESU = TOTAL IMPERVIOUS AREA (SF) / LOCAL ESU STANDARD (SF)

TOTAL ESU = 7,565 SF / 1,945 SF = 3.89

OWNERSHIP AND MAINTENANCE ENTITY

LEMON STREET REALTY LLC

SHWT ELEVATION

PER GEOTECHNICAL REPORT PREPARED BY ANTICUS ENGINEERING, THE SHWT IS GREATER THAN 7' BELOW EXISTING GRADE

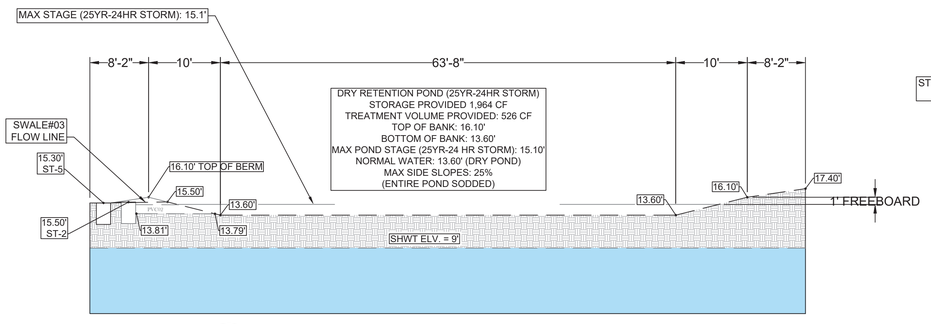
STORMWATER INPUTS

EXISTING CN: 39
PROPOSED SUB BASIN 1 CN: 78.9
PROPOSED SUB BASIN 2: 88.2
RAINFALL DEPTH PER NOAA ATLAS (25YR-24HR STORM): 9.3"
VERTICAL PERCOLATION RATE W/ SF: 14.2 FT/DAY
HORIZONTAL PERCOLATION RATE W/ SF: 14.1 FT/DAY

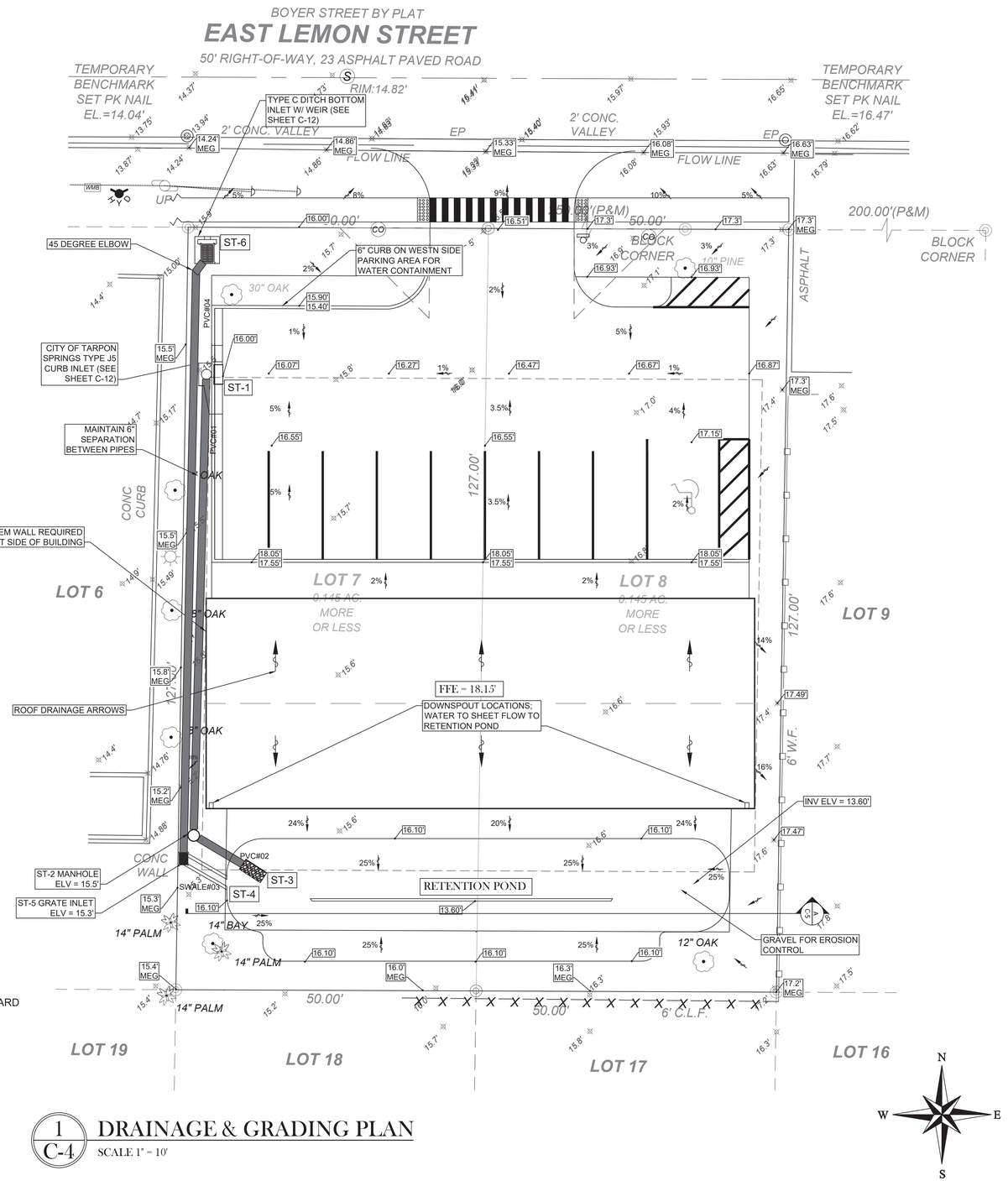
REFER TO DRAINAGE REPORT FOR CALCULATIONS AND MODELING

STORM STRUCTURE SUMMARY & TABULATIONS

STRUCTURE NO.	DESCRIPTION	ELEVATIONS	PIPE RUN	PIPE SIZE	PIPE LENGTH	PIPE SLOPE
ST-1	TYPE J5 CURB INLET	INLET ELV = 16.0' PVC#01 (S) = 14.0'	#PVC01	15" PVC	75'	0.25%
ST-2	24" STORM MANHOLE	GE EL = 15.5' PVC#01 (N) = 13.81' PVC#02 (SE) = 13.81'	#PVC01 #PVC02	15" PVC 15" PVC	75' 8' - 5 1/4"	0.25%
ST-3	RETENTION INLET	TOP OF BANK = 16.1' PVC#02 (NW) = 13.79'	#PVC02	15" PVC	8' - 5 1/4"	0.25%
ST-4	RETENTION EMERGENCY SWALE	TOP OF BANK = 16.1' SWALE#03 (S) = 15.5'	#SWALE03	N/A	12' - 1/4"	1.67%
ST-5	24" STORM MANHOLE	GE EL = 15.3' SWALE#03 (SE) = 15.3' PVC#04 (N) = 14.25'	#SWALE03 #PVC04	N/A 15" PVC	12' - 1/4" 99' - 9 1/4"	1.67% 0.25%
ST-6	TYPE C DITCH BOTTOM INLET W/ WEIR	GE EL = 16.0' PVC#04 (S) = 14.0'	#PVC04	15" PVC	99' - 9 1/4"	0.25%



A / C-4 RETENTION POND SECTION VIEW
SCALE 1" = 10'



1 / C-4 DRAINAGE & GRADING PLAN
SCALE 1" = 10'

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CHECKED BY
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LANDSCAPING REQUIREMENTS AND CALCULATIONS

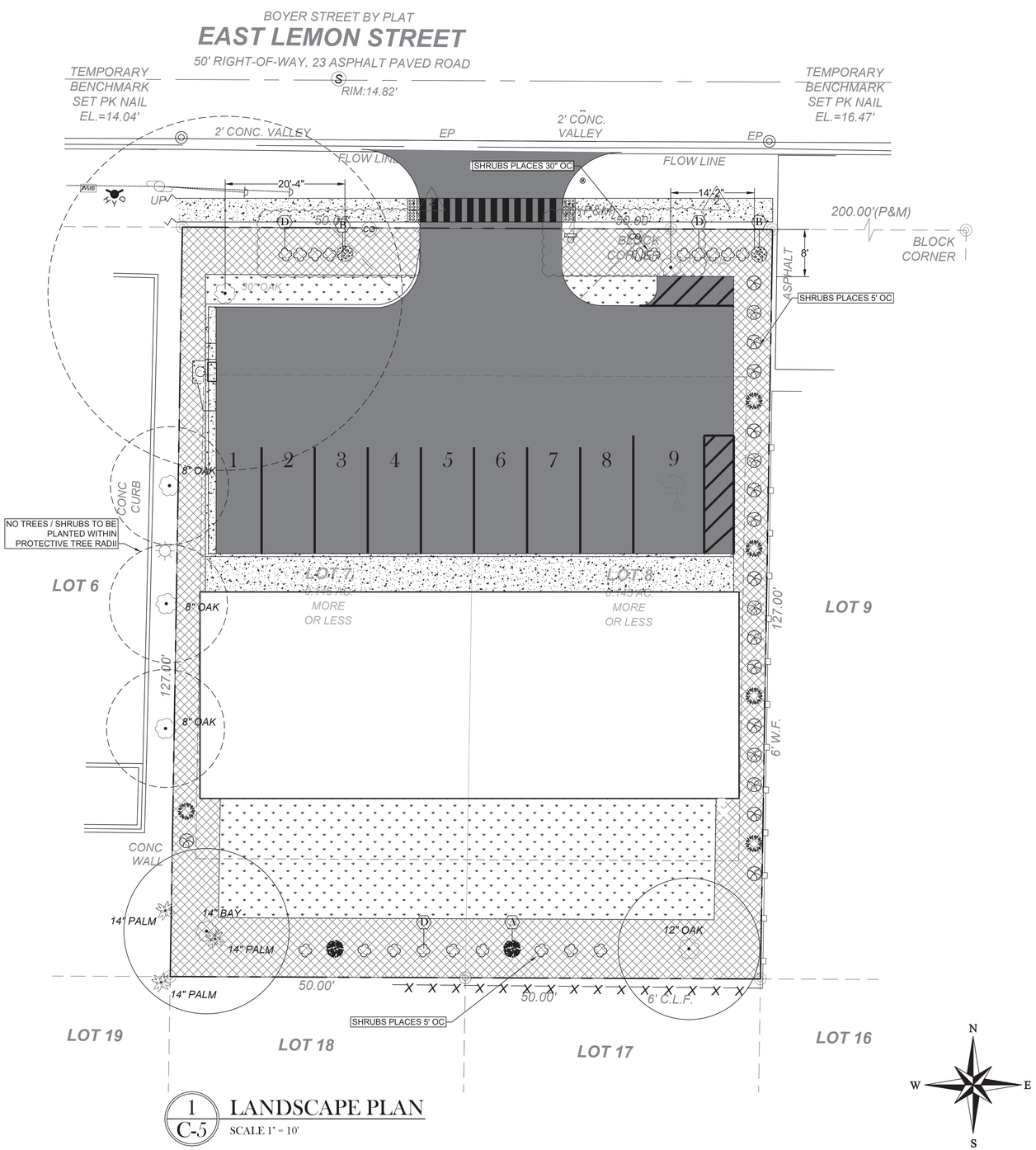
REQUIREMENT PER CITY OF TARPON SPRINGS LDC 134.00 - LANDSCAPING AND SCREENING.	CALCULATION/COMPLIANCE:
134.05 - PARKING LOT LANDSCAPING WHERE A NEW PARKING LOT ABUTS A PUBLIC RIGHT-OF-WAY OR PRIVATE STREET A MINIMUM BUFFER STRIP 8 FEET WIDE IS REQUIRED. THIS BUFFER STRIP SHALL BE PLANTED WITH 1 TREE EVERY 30 LINEAR FEET AND A CONTINUOUS HEDGE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET ABOVE GRADE. THE REQUIRED SHRUBBERY SHALL BE SPACED AT 30 INCHES ON CENTER. THE REMAINING AREAS SHALL BE SURFACED WITH GRASS, GROUND COVERS, OR WITH AT LEAST 2 INCHES OF WOOD CHIP OR BARK.	REQUIRED BUFFER WIDTH: 8' PROVIDED BUFFER WIDTH: 8' REQUIRED TREE SPACING: 1 TREE PER 30 LF PROVIDED TREE SPACING: 1 TREE PER 30 LF REQUIRED SHRUB SPACING: 30 INCHES OC (3' TALL) PROVIDED SHRUB SPACING: 30 INCHES OC (3' TALL)
134.06 - SCREENING A MINIMUM 8 FOOT WIDE BUFFER STRIP PLANTED WITH 1 TREE EVERY 25 FEET AND A CONTINUOUS SCREEN MAINTAINED AT A MINIMUM HEIGHT OF BETWEEN 4 AND ½ AND 6 FEET ABOVE GRADE. THE REQUIRED SCREEN SHALL BE SPACED AT 5 FEET ON CENTER. THE REMAINING AREAS SHALL BE SURFACED WITH GRASS, GROUND COVERS, OR WITH AT LEAST 2 INCHES OF WOOD CHIPS OR BARK EAST AND WEST BUFFERS: A VARIANCE TO ALLOW FOR 4' SIDE SETBACKS AND 4' WIDE EAST AND WEST LANDSCAPE BUFFER HAS BEEN APPROVED (#25-89)	PROVIDED EAST BUFFER WIDTH: 4' (PER APPROVED VARIANCE #25-89) PROVIDED EAST TREE SPACING: 25' (OUTSIDE OF EXISTING TREE ROOT ZONES) PROVIDED WEST BUFFER WIDTH: 4' (PER APPROVED VARIANCE #25-89) PROVIDED EAST TREE SPACING: 25' (OUTSIDE OF EXISTING TREE ROOT ZONES) PROVIDED SOUTH BUFFER WIDTH: 10' PROVIDED EAST TREE SPACING: 25' (OUTSIDE OF EXISTING TREE ROOT ZONES)

LANDSCAPING SCHEDULE AND SUMMARY

SYM	QTY	NAME	SCIENTIFIC NAME	SIZE	TYPE	FLORIDA NATIVE
(A)	2	LAUREL OAK	(PLATANUS OCCIDENTALIS)	6' TALL, 2" DBH	SHADE TREE	YES
(B)	2	SYCAMORE	(QUERCUS LAURIFOLIA)	6' TALL, 2" DBH	SHADE TREE	YES
(C)	5	FLORIDA MAPLE	(ACER SACHARUM)	6' TALL, 2" DBH	SHADE TREE	YES
(D)	20	SCHILLINGS HOLLY	ILEX VOMITORIA SCHILLINGS	3' TALL, SPACED 2.5' OC	HEDGE MATERIAL	YES
(E)	18	WAX MYRTLE	(MYRICA CERIFERA)	3' TALL, SPACED 2.5' OC	HEDGE MATERIAL	YES
		BALD CYPRESS MULCH	TAXODIUM DISTICHUM		GROUNDCCOVER	

SOD NOTE

ALL DISTURBED ON-SITE AREAS, NOT OTHERWISE PAVED OR PLANTED, MUST BE SODDED



1 / C-5 LANDSCAPE PLAN
SCALE 1" = 10'

N W E S

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IRRIGATION LEGEND

⊕	RAINBIRD PVB MINI-STANDARD VALVE BOX (PVBSTD)
Ⓜ	IRRIGATION METER AND BACKFLOW PREVENTER
C	RAINBIRD ESP-LXIVM CONTROLLER INSTALLED IN LXMMSSPED CABINET
R	RAINBIRD RSD-BE25 WIRED RAIN SENSOR
— — —	IRRIGATION SECONDARY LINE: C1 200 PVC
———	IRRIGATION MAINLINE: C1 200 PVC
▭	LANDSCAPE DRIPPERLINE (MICROIRRIGATION) WITH 0.9 GPH EMITTERS AT 12 O.C." WITH CHECK VALVE, PRESSURE MAX. COMPENSATION, 14.7 PSI MIN. TO 50 PSI MAX. DRIPPERLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET IN TRIANGULAR PATTERN MAX.

ZONES

ZONE	AREA	TYPE	G.P.M	RUN TIME
1	920 SF	DRIP	6.21	70 MINUTES/WEEK
2	605 SF	DRIP	2.5	70 MINUTES/WEEK

NOTES: GPM AND RUN TIME CALCULATION ARE BASED ON 3 DRIP LINE ROWS (0.9 GPH EMITTERS AT 12" SPACING)

LINE DEPTH

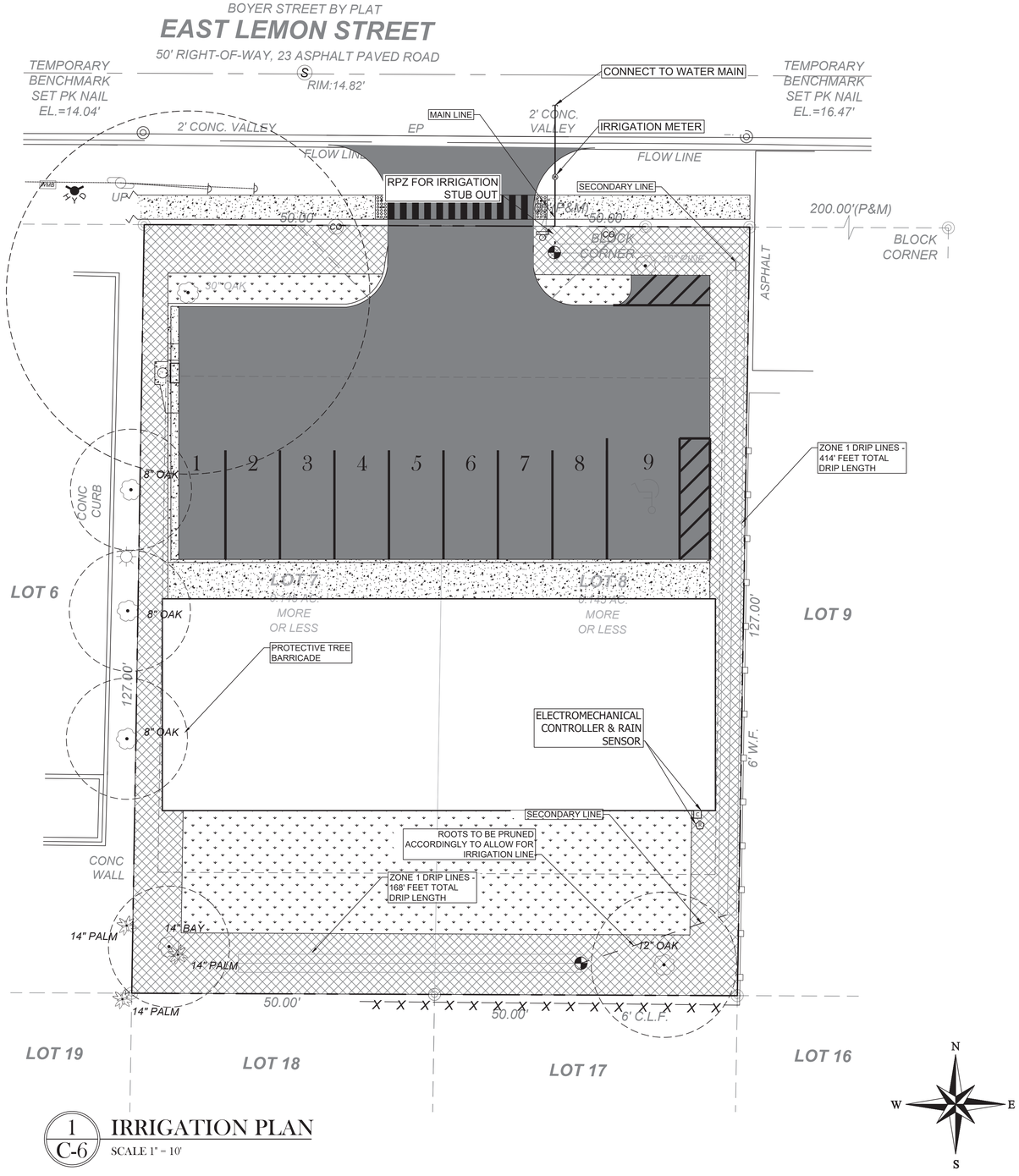
ALL IRRIGATION LINES IN NON-VEHICULAR TRAFFIC AREAS TO BE INSTALLED AT 6" BELOW GRADE.

SOD NOTE

ALL DISTURBED ON-SITE AREAS, NOT OTHERWISE PAVED OR PLANTED, MUST BE SODDED

DRIPLINE NOTES

1. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 18" TO 24" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS". INSTALL AIR/VACUUM RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
2. GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
3. WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
4. THE LENGTH OF ANY DRIPLINE TECHLINE CV LATERAL SHALL NOT BE LONGER THAN:
   12" EMITTERS @ 0.9 GPH
   a) @ 15 PSI = 65 FEET
   b) @ 25 PSI = 194 FEET
   c) @ 35 PSI = 244 FEET
   d) @ 45 PSI = 280 FEET
   LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL.
5. MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
6. AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
7. STAPLES SHALL BE USED AT 3' O.C. AND 2 STAPLES 'X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
8. SUPPLY, EXHAUST HEADERS AND DRIPLINE SHALL NE PLACED 2"- 4" FROM PLANTS AND PAVEMENT EDGES.
9. BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
10. PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
11. DRIPLINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.
12. WHEN UTILIZING THE 2 WIRE CONTROLLER MODULE SYSTEM, MODULES SHALL BE PLACED WITHIN A VALVE BOX. USE 14 GAUGE ELECTRICAL WIRE & WATERPROOF ALL CONNECTIONS. CONTRACTOR SHALL INSURE MODULE CONTROL WIRES ARE NOT LONGER THAN MANUFACTURER SPECIFICATIONS.



1 / C-6 IRRIGATION PLAN
SCALE 1" = 10'

PROJECT
E LEMON STREET

ADDRESS
E LEMON STREET,
TARPON SPRINGS, FL
34689

FOR REVIEW

ADVANCED ENGINEERING PROJECT NUMBER
25096

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ADVANCED ENGINEERING CONSULTANTS
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ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FLORIDA P.E. LICENSE NO: 67584
FLORIDA REGISTRY NO: 28038

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MICHAEL W. HOFFMAN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 67584
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REVISIONS

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DRAWN & DESIGNED BY
AR

CHECKED BY
MH

DATE
2026-01-14

SHEET TITLE
IRRIGATION PLAN

PLANS ARE TO BE PRINTED IN COLOR

SCALE
AS NOTED

SHEET NUMBER
C-6

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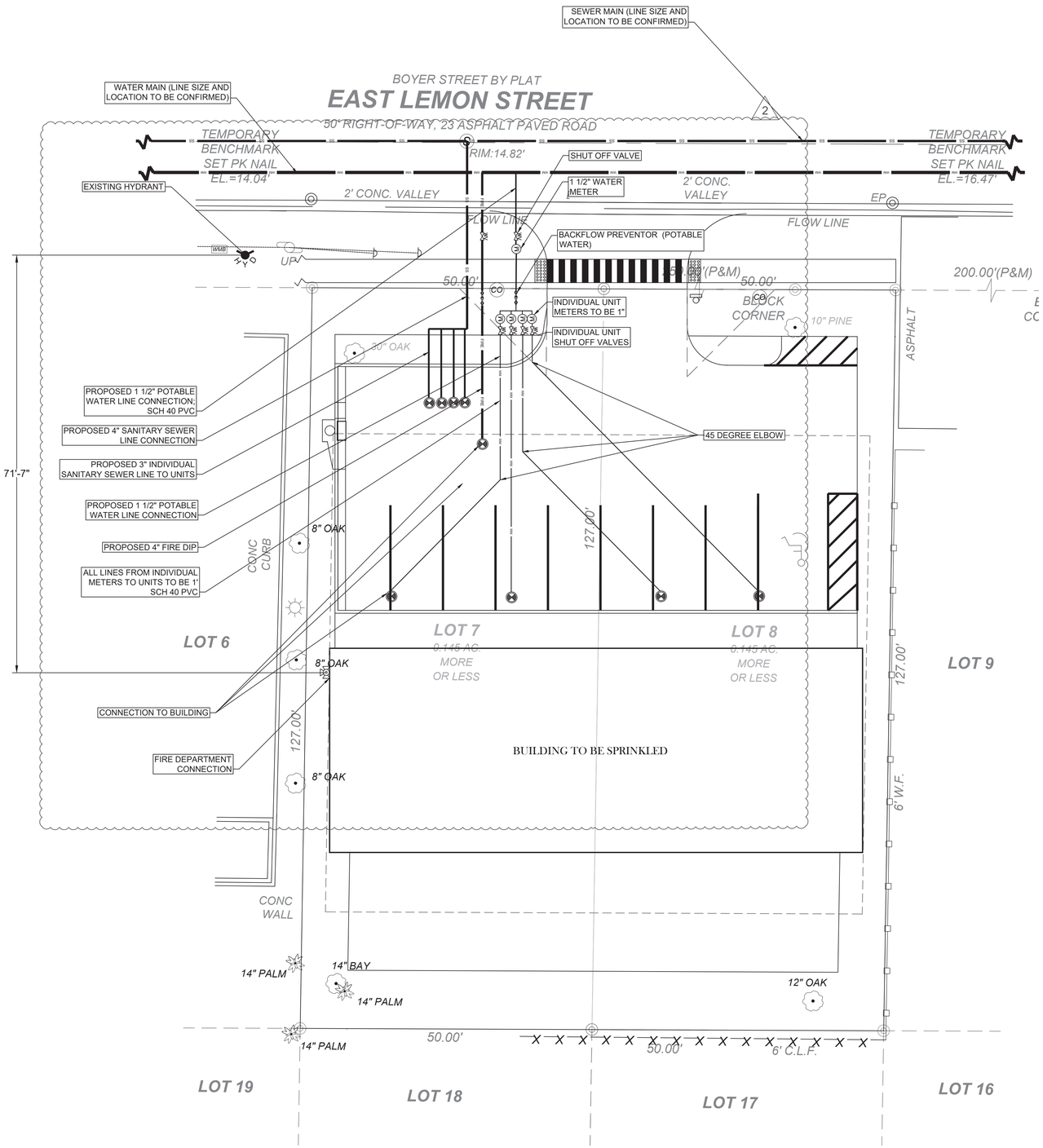
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UTILITY LEGEND

SYMBOL	DESCRIPTION
SS	EXISTING CITY SANITARY MAIN
W	EXISTING POTABLE WATER MAIN
W	PROPOSED POTABLE WATER MAIN CONNECTION
SS	PROPOSED SANITARY SEWER CONNECTION
S	EXISTING SANITARY MANHOLE
WV	WATER VALVE
IV	ISOLATION VALVE
	REDUCED PRESSURE ZONE CONNECTION (RPZ)
M	AMR WATER METER
	FIRE HYDRANT ASSEMBLY
	CONNECT TO BUILDING
	PROPERTY LINE

NOTES

- CONTRACTOR SHALL FIELD VERIFY UTILITIES AND THE CONTRACTOR SHALL COMPLETE AND INSTALL BOTH POTABLE WATER AND SANITARY SEWER TAPS.
- THE CITY REQUIRES 48 HOURS NOTICE PRIOR TO ANY WORK COMPLETED ON THE MAINS.
- ALL RESTORATION IS THE CONTRACTOR'S RESPONSIBILITY.
- THIS PARCEL SHALL BE MASTER METERED.
- ESTIMATED WATER AND SEWER FLOWS:
  - WATER: 900 GPD
  - SEWER: 680-700 GPD
  - SOLID WASTE: 6.36-8.48 TONS/YEAR
- ANY ADJUSTMENTS TO THE UTILITIES DUE TO THE PROJECT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- MULTI-FAMILY LIVING SPACE WILL BE REQUIRED TO HAVE AUTOMATIC SPRINKLERS WITH A MONITORED
- NOTIFICATION SYSTEM, PER NFPA 101, CH. 30.



1 / C-7 UTILITY PLAN
SCALE 1" = 10'

PROJECT
E LEMON STREET

ADDRESS
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CIVIL SET

REVISIONS

No.	Date	Description
2	03/20/2026	CITY COMMENT CHANGES

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DATE
2026-01-14

SHEET TITLE
UTILITY PLAN

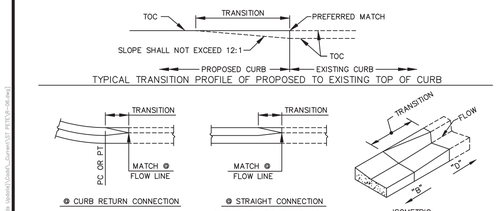
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SHEET NUMBER
C-7

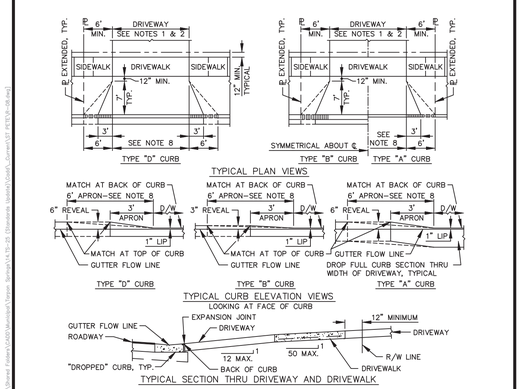
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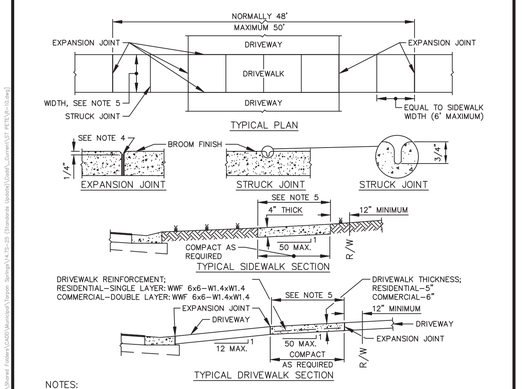
NOTE:
ALL TRANSITIONS SHALL BE 3'-0" IN LENGTH.

CITY OF TARPON SPRINGS, FLORIDA	PINELLAS COUNTY, FLORIDA	CURB TRANSITIONS DETAIL	DATE 12/15/15 · INDEX R-06 · SCALE N.T.S. · SHEET 1 OF 1



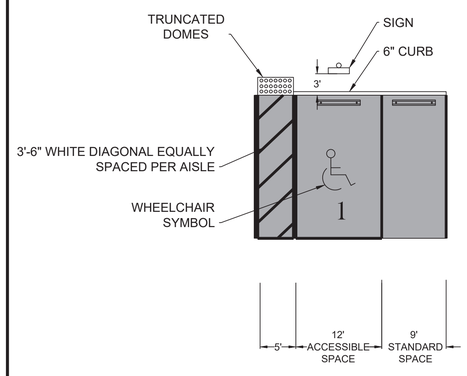
NOTES:
1. DRIVEWAY WIDTHS: 10' MINIMUM TO 20' MAXIMUM, STANDARD.
2. IF EXISTING DRIVEWAY IS LESS THAN 10' WIDE AT THE R/W LINE; REPLACEMENT WIDTH AT BACK OF SIDEWALK SET AT 10' WIDE, THEN TAPER 1:6 TO MATCH EXISTING WIDTH.
3. ALL RESIDENTIAL CONCRETE DRIVES SHALL BE PLACED ON A COMPACTED SUBGRADE AND SHALL BE A MINIMUM OF 5" THICK REINFORCED WITH A SINGLE LAYER OF WWF 6x6-W1.4xW1.4.
4. ALL CONCRETE SHALL BE 3000 psi @ 28 DAYS MINIMUM.
5. ALL ASPHALTIC CONCRETE DRIVEWAYS SHALL BE PLACED ON A MINIMUM 5" COMPACTED LIMEROCK OR SHELL BASE OVER A COMPACTED SUBGRADE, AS APPROVED BY THE ENGINEER. ASPHALTIC DRIVES SHALL BE A MINIMUM 1" THICK OF DOT TYPE S-III ASPHALTIC CONCRETE, OR OTHER ASPHALTS WITH APPROVAL BY THE ENGINEER.
6. ALL BRICK DRIVEWAYS SHALL BE PLACED ON A 1" COMPACTED SAND BED OVER A MINIMUM 5" COMPACTED SHELL SUBGRADE.
7. NO DRIVEWAYS SHALL BE ALLOWED IN CURB RADII.
8. WHEN THE SIDEWALK ABUTS THE CURB THE WING SHALL BE 6' WIDE AS SHOWN;
9. FOR DROPPED CURB REQUIREMENTS, SEE STANDARD DETAIL-TYPE "A", "B", "C", AND "D" CURB.

CITY OF TARPON SPRINGS, FLORIDA	PINELLAS COUNTY, FLORIDA	RESIDENTIAL DRIVEWAY CONSTRUCTION DETAIL	DATE 12/15/15 · INDEX R-08 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:
1. SIDEWALKS SHALL BE CONCRETE AND HAVE TOOLED EDGES.
2. RESTORATION AND UTILITY CUTS SHALL BE A MINIMUM FULL PANEL BETWEEN EXISTING JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLED WHERE SHOWN AND AT 50' MAXIMUM SPACING.
4. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2"x6" MINIMUM, BITUMINOUS EXPANSION STRIP.
5. SIDEWALKS SHALL CONFORM TO CITY CODE AS FOLLOWS: SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL MAJOR ARTERIAL AND COLLECTOR STREETS; ON THE NORTH AND WEST SIDES OF OF ALL LOCAL STREETS, COMMERCIAL SERVICE STREET; AND LOCAL STREETS LEADING TO SCHOOLS, PARKS, SHOPPING CENTERS, CHURCHES, AND OTHER PUBLIC FACILITIES. SIDEWALK WIDTHS SHALL BE NOT LESS THAN THE FOLLOWING:
   A-6' ALONG ARTERIAL AND COLLECTOR ROADWAYS.
   B-4' ALONG ROADWAYS NOT DESIGNATED ON TRAFFIC CORRIDORS MAP, IN RESIDENTIAL AND INDUSTRIAL ZONES.*
   C-5' ALONG ROADWAYS NOT DESIGNATED ON THE TRAFFIC CORRIDORS MAP, IN COMMERCIAL AND OFFICE ZONES.*
   D-4' FOR PEDESTRIAN CROSSWALKS.
   E-12' FOR PEDESTRIAN/BICYCLE JOINT USE.
   *-ALL SIDEWALKS ABUTTING CURBS SHALL BE 6' WIDE, MININUM.

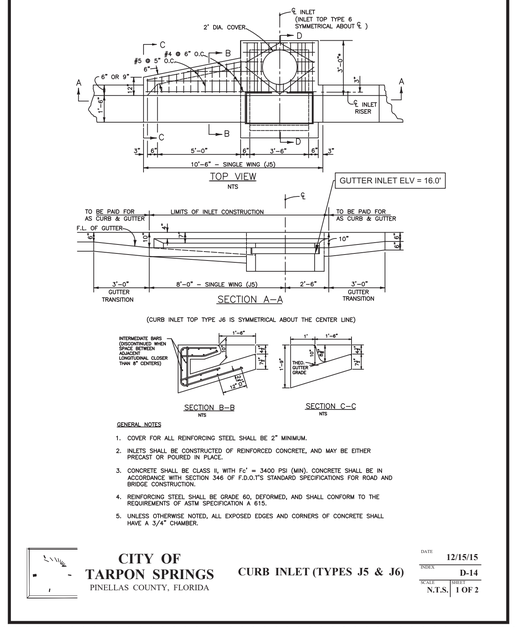
CITY OF TARPON SPRINGS, FLORIDA	PINELLAS COUNTY, FLORIDA	SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL	DATE 12/15/15 · INDEX R-10 · SCALE N.T.S. · SHEET 1 OF 1



ACCESSIBLE PARKING SPACE
AS DESCRIBED BY FDOT INDEX # 711-001

ADA PARKING SPACE DETAIL

SCALE: NTS



GENERAL NOTES

1. COVER FOR ALL REINFORCING STEEL SHALL BE 2" MINIMUM.
2. INLETS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE, AND MAY BE EITHER PRECAST OR POURED IN PLACE.
3. CONCRETE SHALL BE CLASS II, WITH F'c' = 3400 PSI (MIN). CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 346 OF F.D.O.T'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. REINFORCING STEEL SHALL BE GRADE 60, DEFORMED, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION A 615.
5. UNLESS OTHERWISE NOTED, ALL EXPOSED EDGES AND CORNERS OF CONCRETE SHALL HAVE A 3/4" CHAMBER.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CURB INLET (TYPES J5 & J6)	DATE 12/15/15 · INDEX D-14 · SCALE N.T.S. · SHEET 1 OF 2

PROJECT
E LEMON STREET

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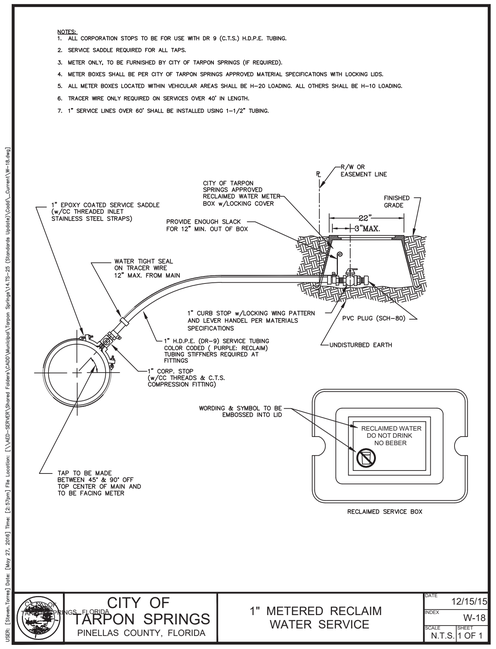
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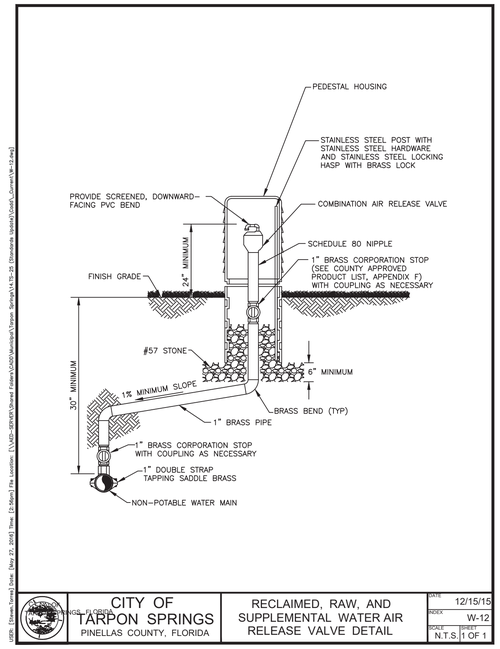
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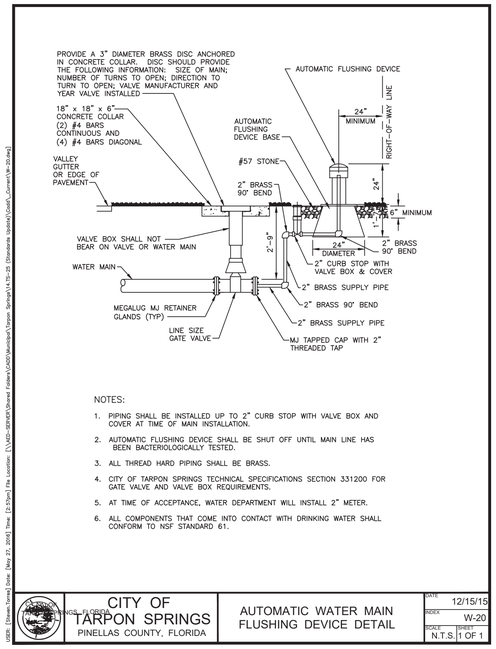
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CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	1" METERED RECLAIM WATER SERVICE	DATE 12/15/15 · INDEX W-18 · SCALE N.T.S. · SHEET 1 OF 1

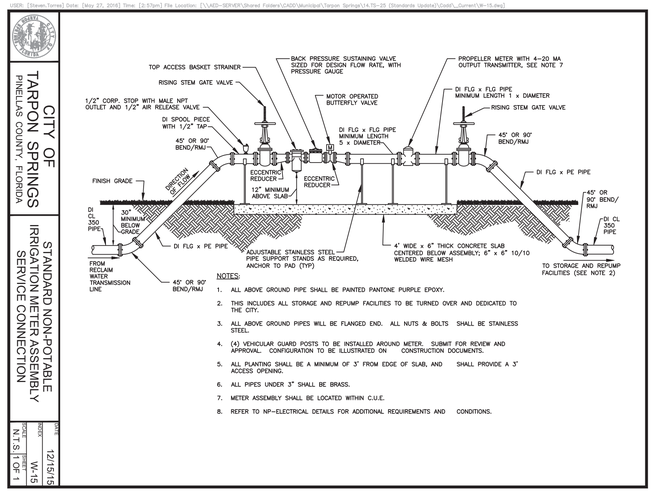


CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	RECLAIMED, RAW, AND SUPPLEMENTAL WATER AIR RELEASE VALVE DETAIL	DATE 12/15/15 · INDEX W-12 · SCALE N.T.S. · SHEET 1 OF 1

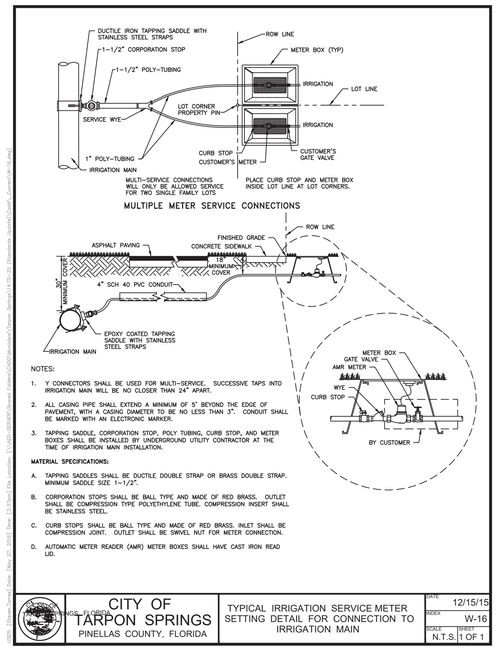


NOTES:
1. PIPING SHALL BE INSTALLED UP TO 2" CURB STOP WITH VALVE BOX AND COVER AT TIME OF MAIN INSTALLATION.
2. AUTOMATIC FLUSHING DEVICE SHALL BE SHUT OFF UNTIL MAIN LINE HAS BEEN BACTERIOLOGICALLY TESTED.
3. ALL THREAD HARD PIPING SHALL BE BRASS.
4. CITY OF TARPON SPRINGS TECHNICAL SPECIFICATIONS SECTION 331200 FOR GATE VALVE AND VALVE BOX REQUIREMENTS.
5. AT TIME OF ACCEPTANCE, WATER DEPARTMENT WILL INSTALL 2" METER.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	AUTOMATIC WATER MAIN FLUSHING DEVICE DETAIL	DATE 12/15/15 · INDEX W-20 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:
1. ALL ABOVE GROUND PIPE SHALL BE PAINTED PANTONE PURPLE EPOXY.
2. THIS INCLUDES ALL STORAGE AND REPUMP FACILITIES TO BE TURNED OVER AND DEDICATED TO THE CITY.
3. ALL ABOVE GROUND PIPES WILL BE FLANGED END. ALL NUTS & BOLTS SHALL BE STAINLESS STEEL.
4. (4) VEHICULAR GUARD POSTS TO BE INSTALLED AROUND METER. SUBMIT FOR REVIEW AND APPROVAL. CONFIGURATION TO BE ILLUSTRATED ON CONSTRUCTION DOCUMENTS.
5. ALL PLANTING SHALL BE A MINIMUM OF 3' FROM EDGE OF SLAB, AND SHALL PROVIDE A 3' ACCESS OPENING.
6. ALL PIPES UNDER 3" SHALL BE BRASS.
7. METER ASSEMBLY SHALL BE LOCATED WITHIN C.U.E.
8. REFER TO NP-ELECTRICAL DETAILS FOR ADDITIONAL REQUIREMENTS AND CONDITIONS.



NOTES:
1. Y CONNECTORS SHALL BE USED FOR MULTI-SERVICE. SUCCESSIVE TAPS INTO IRRIGATION MAIN WILL BE NO CLOSER THAN 24" APART.
2. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 5' BEYOND THE EDGE OF PAVEMENT, WITH A CASING DIAMETER TO BE NO LESS THAN 3". CONDUIT SHALL BE MARKED WITH AN ELECTRONIC MARKER.
3. TAPPING SADDLE, CORPORATION STOP, POLY TUBING, CURB STOP, AND METER BOXES SHALL BE INSTALLED BY UNDERGROUND UTILITY CONTRACTOR AT THE TIME OF IRRIGATION MAIN INSTALLATION.

MATERIAL SPECIFICATIONS:

A. TAPPING SADDLES SHALL BE DUCTILE DOUBLE STRAP OR BRASS DOUBLE STRAP. MINIMUM SADDLE SIZE 1-1/2".

B. CORPORATION STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS. OUTLET SHALL BE COMPRESSION TYPE POLYETHYLENE TUBE. COMPRESSION INSERT SHALL BE STAINLESS STEEL.

C. CURB STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS. INLET SHALL BE COMPRESSION JOINT. OUTLET SHALL BE SWIVEL NUT FOR METER CONNECTION.

D. AUTOMATIC METER READER (AMR) METER BOXES SHALL HAVE CAST IRON READ LID.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL IRRIGATION SERVICE METER SETTING DETAIL FOR CONNECTION TO IRRIGATION MAIN	DATE 12/15/15 · INDEX W-16 · SCALE N.T.S. · SHEET 1 OF 1

PROJECT
E LEMON STREET
ADDRESS
E LEMON STREET,
TARPON SPRINGS, FL
34689

FOR REVIEW

ADVANCED ENGINEERING PROJECT NUMBER
25096

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(813) 444-7037
www.Advanced-Engineers.com
10009 Gallant Lane
Tampa, FL 33625

ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FLORIDA P.E. LICENSE NO: 67584
FLORIDA REGISTRY NO: 28038

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CIVIL SET

REVISIONS

No.	Date	Description
2	03/20/2026	CITY COMMENT CHANGES

PLANS TO BE PRINTED IN COLOR

DRAWN & DESIGNED BY
AR

CHECKED BY
MH

DATE
2026-01-14

SHEET TITLE
CONSTRUCTION DETAILS

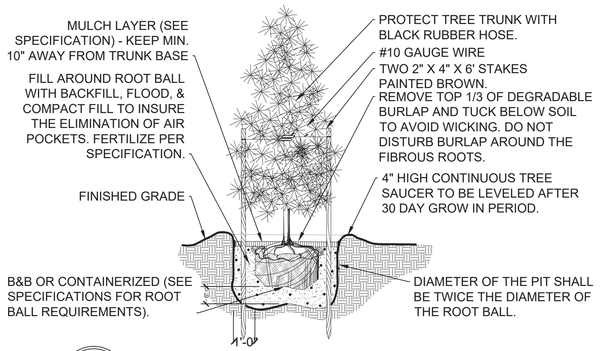
PLANS ARE TO BE PRINTED IN COLOR

SCALE
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SHEET NUMBER
C-9

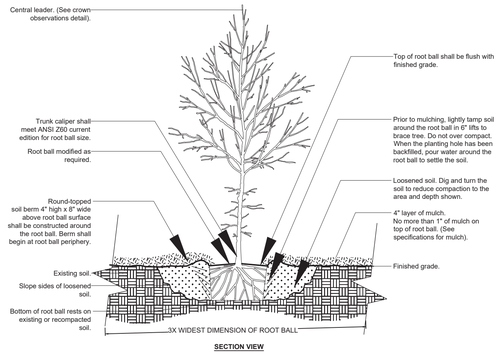
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F C-10 SMALL TREE INSTALLATION

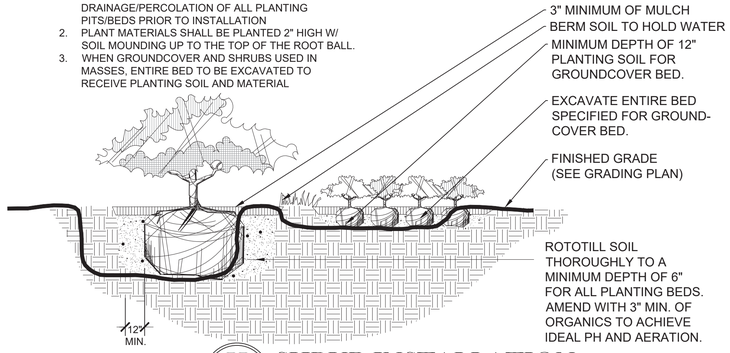
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A C-2 NEW TREE IN EXISTING SOIL

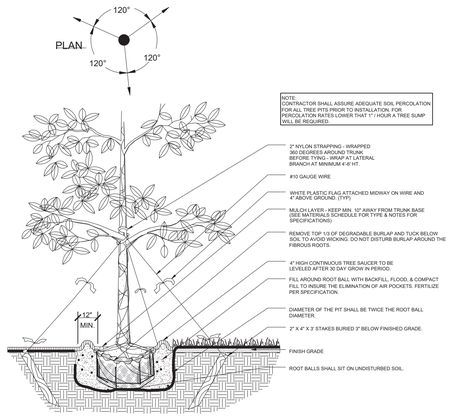
SCALE: NTS

NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION
2. PLANT MATERIALS SHALL BE PLANTED 2" HIGH W/ SOIL MOUNDING UP TO THE TOP OF THE ROOT BALL.
3. WHEN GROUNDCOVER AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND MATERIAL



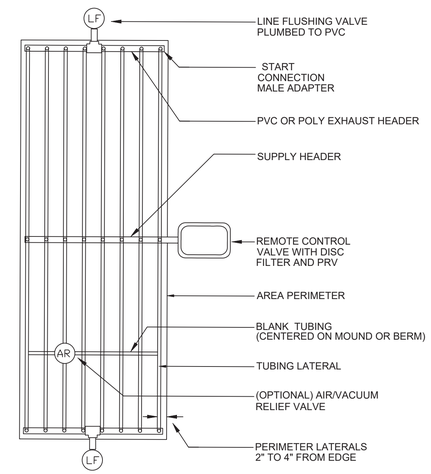
H C-10 SHRUB INSTALLATION

SCALE: NTS



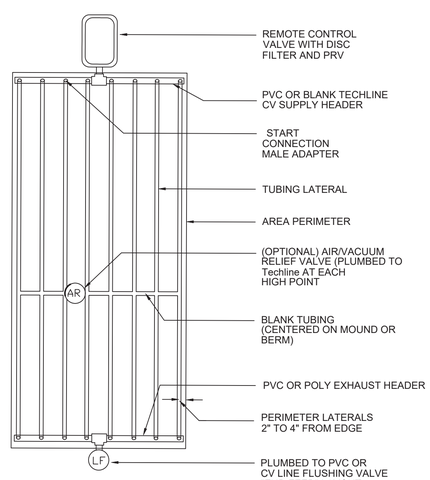
A C-2 LARGE TREE INSTALLATION

SCALE: NTS



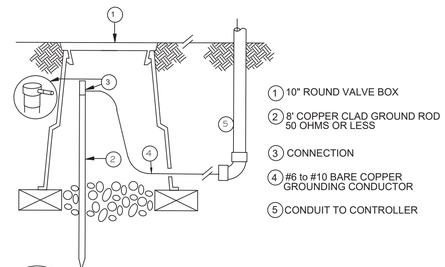
L C-12 CENTER FEED LAYOUT

NO SCALE



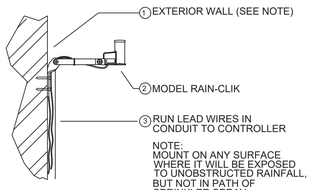
M C-12 END FEED LAYOUT

NO SCALE



G C-12 CONTROLLER GROUNDING

NO SCALE



D C-12 RAIN-CLIK

NO SCALE

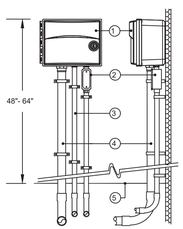
1. CONTROLLER

   SEE IRRIGATION SCHEDULE FOR NUMBER OF STATIONS

   SECURE TO WALL WITH APPROPRIATE FASTENERS.
2. 1/2" CONDUIT AND CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL ELECTRICAL CODES.

   SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS
3. 1/2" CONDUIT FOR RAIN SENSOR WIRE

   SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS
4. 1-1/4" CONDUIT FOR REMOTE CONTROL WIRES. SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS
5. FINISHED GRADE



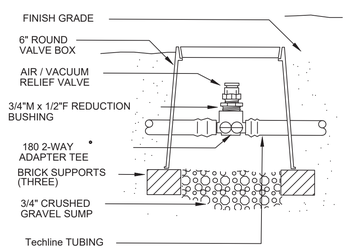
FRONT SECTION/ELEVATION NOT TO SCALE

RIGHT-SIDE SECTION/ELEVATION NOT TO SCALE

NOTE
- MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.
- USE OF PLUG-IN RECEPTACLE POWER CONNECTION IS NOT PERMITTED.

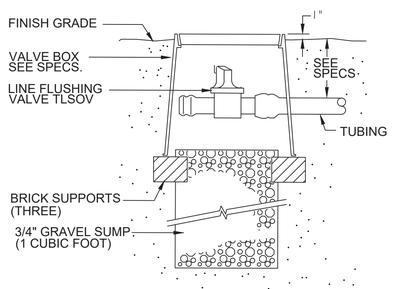
F C-12 CONTROLLER OUTDOOR / INDOOR MODEL

NO SCALE



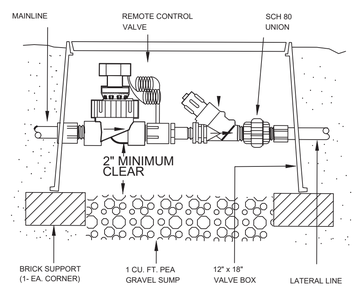
H C-12 AIR / VACUUM RELIEF

NO SCALE



E C-12 MANUAL LINE FLUSHING VALVE

NO SCALE



K C-12 REMOTE CONTROL VALVE

NO SCALE

PROJECT

E LEMON STREET

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34689

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No.	Date	Description

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DRAWN & DESIGNED BY

AR

CHECKED BY

MH

DATE

2026-01-14

SHEET TITLE

CONSTRUCTION DETAILS

PLANS ARE TO BE PRINTED IN COLOR

SCALE

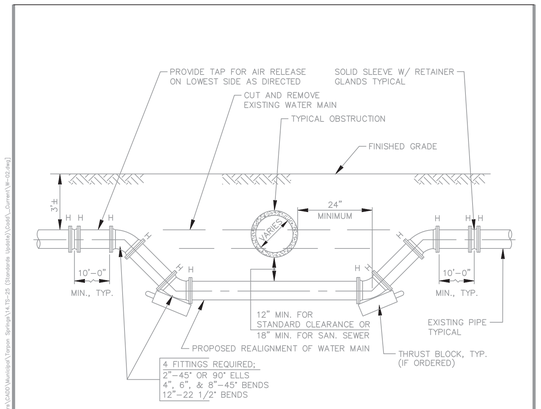
AS NOTED

SHEET NUMBER

C-10

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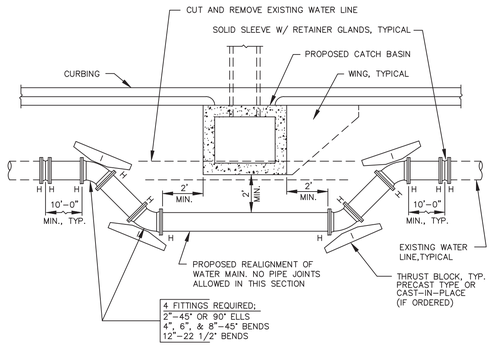
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NOTES:

1. FOR 2" THROUGH 12" WATER MAIN.
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE-IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION, AS DIRECTED.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)
7. VERTICAL ADJUSTMENT MAY BE OVER AN OBSTRUCTION, IF MINIMUM PIPE COVER AND BOTTOM CLEARANCES ARE AVAILABLE.

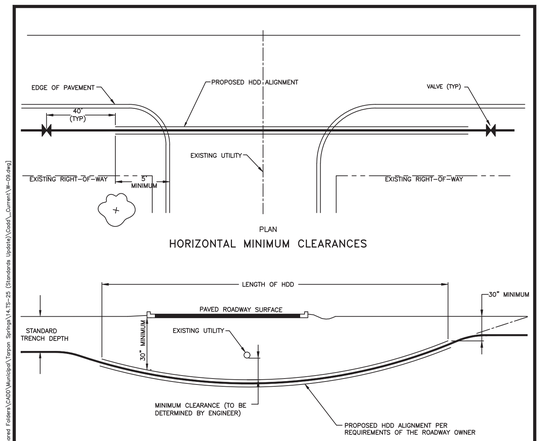
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	WATER MAIN VERTICAL ADJUSTMENT DETAIL	DATE 12/15/15 · INDEX W-02 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:

1. FOR WATER PIPELINES 2" THROUGH 12".
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE-IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)

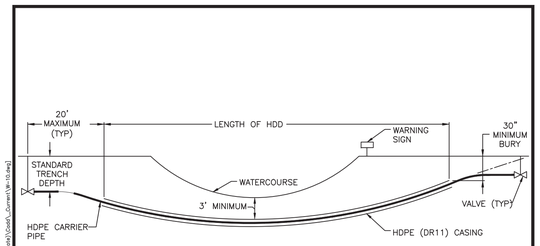
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	WATER MAIN HORIZONTAL ADJUSTMENT DETAIL	DATE 12/15/15 · INDEX W-03 · SCALE N.T.S. · SHEET 1 OF 1



HDD INSTALLATION NOTES:

1. ALL HDD INSTALLATION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE FLORIDA D.O.T. UTILITY ACCOMMODATIONS MANUAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED AGENCIES AND COORDINATION WITH ALL UTILITIES PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MATERIALS, INCLUDING DRILLING FLUID, SHALL BE REMOVED FROM THE SITE PRIOR TO RESTORATION OF DISTURBED AREAS.
4. ALL RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROADWAY OWNER.
5. EXCAVATIONS SHALL BE RESTORED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROADWAY OWNER.
6. NO SPACERS REQUIRED.
7. ALLOW 40' BETWEEN VALVE AND END OF CASING. DISTANCE LESS THAN 40' REQUIRES APPROVAL OF DEVIATION. THE 40' LENGTH SHALL NOT INCLUDE BRANCHES/TEES IN THE PIPING BETWEEN VALVE AND END OF CASING
8. VALVES AT EACH END OF THE HDD AND CASING FOR THE HDD ARE REQUIRED FOR NUMBERED COUNTY ROADS, STATE ROADS AND AT INTERSECTIONS WITH NUMBERED COUNTY ROADS AND STATE ROADS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL HORIZONTAL DIRECTIONAL DRILL (HDD) UNDER A ROADWAY	DATE 1/28/2015 · INDEX W-09 · SCALE N.T.S. · SHEET 1 OF 1

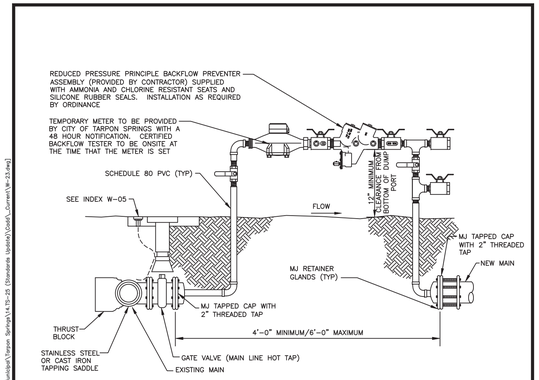


HDD INSTALLATION NOTES:

1. PROVIDE VALVES AT BOTH ENDS OF SUBAQUEOUS CROSSING. FOR WATER MAIN CROSSINGS, THE VALVE CLOSEST TO THE WATER SUPPLY SHALL BE IN A VAULT WITH PERMANENT TAPS ON EACH SIDE OF THE VALVE WITHIN THE VAULT.
2. FOR POTABLE WATER, PROVIDE VALVE VAULT FOR MAINS 12" OR LESS IN DIAMETER.
3. PROVIDE AIR RELEASE VALVES: ONE VALVE ON EACH SIDE OF CROSSING.
4. ALL SUBAQUEOUS CROSSINGS SHALL BE DISCUSSED AT A PLAN PRE-SUBMITTAL CONFERENCE WITH REPRESENTATIVES OF THE WATER OR WASTEWATER DEPARTMENTS. SUBAQUEOUS WATER MAINS SHALL REQUIRE APPROVAL BY THE WATER OR WASTEWATER DEPARTMENT.
5. WARNING SIGN SHALL BE PLACED ALONG BANK OF WATERWAY TO CLEARLY IDENTIFY SUBAQUEOUS CROSSING. SIGN SHALL INDICATE TYPE OF PIPELINE AND DEPTH OF PIPELINE BELOW BOTTOM OF WATER BODY.
6. ALLOW 40' BETWEEN VALVE AND END OF CASING. DISTANCE LESS THAN 40' REQUIRES APPROVAL OF DEVIATION. THE 40' LENGTH SHALL NOT INCLUDE BRANCHES/TEES IN THE PIPING BETWEEN VALVE AND END OF CASING.

TYPICAL SUBAQUEOUS HORIZONTAL DIRECTIONAL DRILL (HDD)

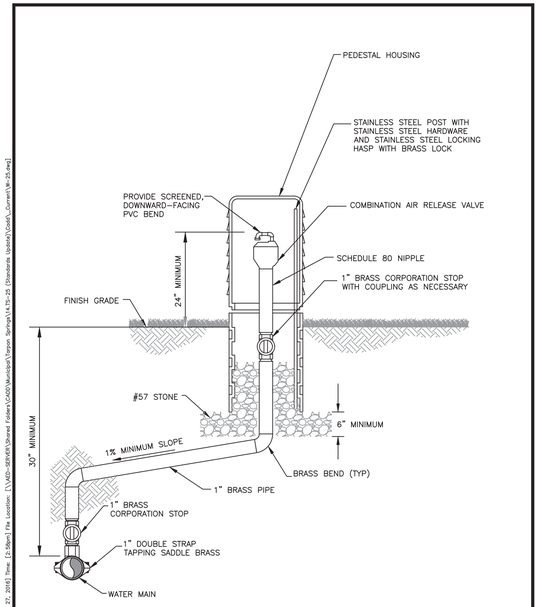
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL SUBAQUEOUS HORIZONTAL DIRECTIONAL DRILL (HDD)	DATE 1/28/2015 · INDEX W-10 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:

1. FINAL CONNECTION TO BE WITNESSED BY CITY OF TARPON SPRINGS WATER DISTRIBUTION.
2. MJ TAPPED CAPS TO BE PROPERLY RESTRAINED.
3. INSTALL JUMPER TAP SYSTEM FOR TEMPORARY METER DOWNSTREAM OF BLIND FLANGE FOR CONSTRUCTION WATER.
4. TAPPING SADDLES SHALL BE STAINLESS STEEL. ALL TAPPING SADDLES FOR ASBESTOS CEMENT PIPE SHALL BE STAINLESS STEEL.
5. JUMPER ASSEMBLY MUST BE MINIMUM OF 18" ABOVE FINISHED GRADE.
6. BACKFLOW ASSEMBLY REQUIRES INITIAL CERTIFICATION BY CERTIFIED BACKFLOW TESTER.
7. THIS ASSEMBLY SHALL ONLY BE USED IF NO COMBUSTIBLES WILL BE ON SITE. IF COMBUSTIBLES ARE BROUGHT ON SITE, THEN THE TEMPORARY BACKFLOW PREVENTERS AND FIRE PROTECTION METER TIE-IN ASSEMBLY SHALL BE USED.
8. THIS ASSEMBLY IS NOT APPROVED TO PROVIDE FIRE PROTECTION WATER TO THE SITE DURING CONSTRUCTION. ASSEMBLY NOT TO BE REMOVED AND SPOOL PIECE INSTALLED FOR FINAL CONNECTION UNTIL AFTER TESTING, BACTERIAL CLEARANCE, FINAL INSPECTION AND COUNTY ACCEPTANCE.
9. GAP CONFIGURATION TO BE INSTALLED WITHIN 24 HOURS OR LESS AT THE DISCRETION OF THE WATER DISTRIBUTION DEPARTMENT.
10. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CONNECTION TO EXISTING WATER MAIN DETAIL (GAP CONFIGURATION)	DATE 12/15/15 · INDEX W-23 · SCALE N.T.S. · SHEET 1 OF 1



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	POTABLE WATER AIR RELEASE VALVE DETAIL	DATE 12/15/15 · INDEX W-25 · SCALE N.T.S. · SHEET 1 OF 1

PROJECT
E LEMON STREET

ADDRESS
E LEMON STREET,
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34689

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DRAWN & DESIGNED BY
AR

CHECKED BY
MH

DATE
2026-01-14

SHEET TITLE
CONSTRUCTION DETAILS

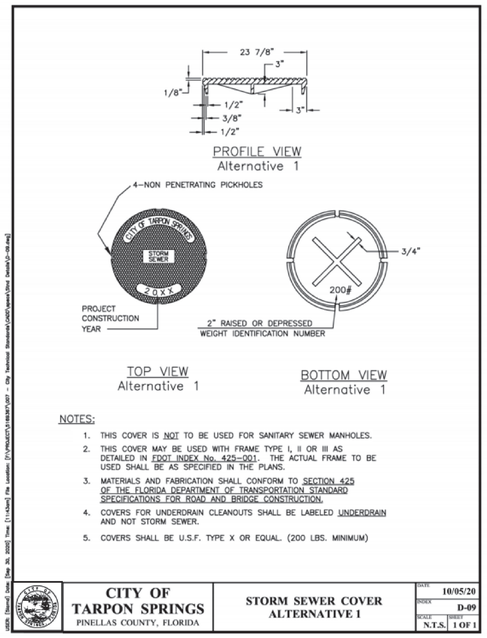
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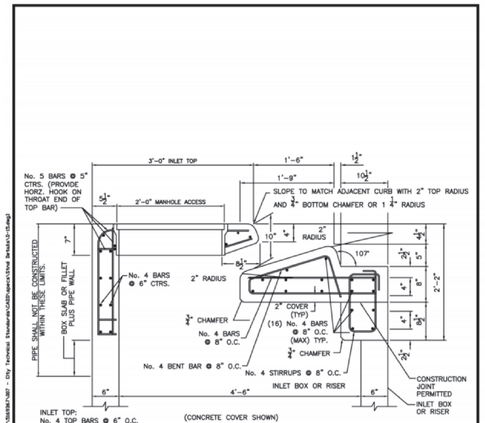
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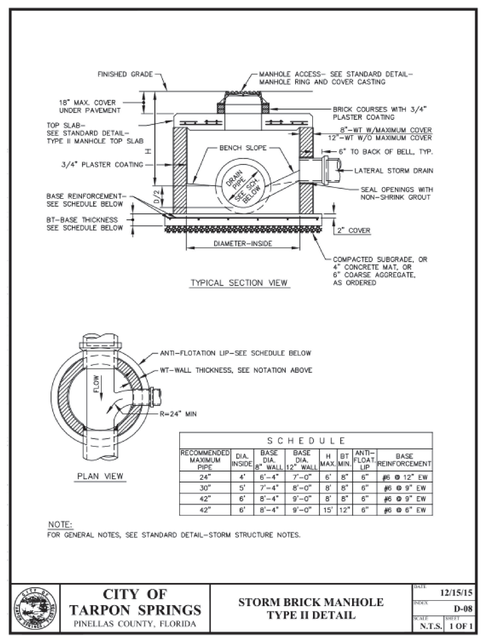


CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	STORM SEWER COVER ALTERNATIVE 1	DATE 10/05/20	INDEX D-09	SCALE N.T.S.	SHEET 1 OF 1



NOTE: MANHOLE COVER & FRAME TO BE F.D.O.T. INDEX No. 425–001, TYPE III. CONTRACTOR TO SUBMIT SHOP DRAWING TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. J5 DESIGNATES A SINGLE WING INLET. J6 DESIGNATES A DOUBLE WING INLET.

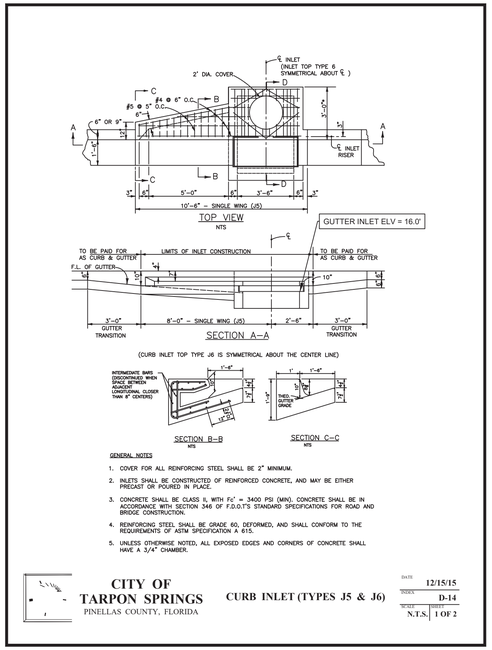
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CURB INLET (TYPES J5 & J6)	DATE 10/05/20	INDEX D-15	SCALE N.T.S.	SHEET 2 OF 2



SCHEDULE							
RECOMMENDED MAXIMUM PIPE	DIA. INSIDE	BASE DIA. (8" WALL)	BASE DIA. 12" WALL	H MAX.	BT MIN.	ANTI–FLOAT LIP	BASE REINFORCEMENT
24"	4'	6'–4"	7'–0"	6'	8"	6"	#6 @ 12" EW
30"	5'	7'–4"	8'–0"	8'	8"	6"	#6 @ 9" EW
42"	6'	8'–4"	9'–0"	8'	8"	6"	#6 @ 9" EW
42"	6'	8'–4"	9'–0"	15'	12"	6"	#6 @ 6" EW

NOTE:
FOR GENERAL NOTES, SEE STANDARD DETAIL–STORM STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	STORM BRICK MANHOLE TYPE II DETAIL	DATE 12/15/15	INDEX D-08	SCALE N.T.S.	SHEET 1 OF 1



GENERAL NOTES

1. COVER FOR ALL REINFORCING STEEL SHALL BE 2" MINIMUM.
2. INLETS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE, AND MAY BE EITHER PRECAST OR POURED IN PLACE.
3. CONCRETE SHALL BE CLASS II, WITH Fc' = 3400 PSI (MIN). CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 346 OF F.D.O.T'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. REINFORCING STEEL SHALL BE GRADE 60, DEFORMED, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION A 615.
5. UNLESS OTHERWISE NOTED, ALL EXPOSED EDGES AND CORNERS OF CONCRETE SHALL HAVE A 3/4" CHAMBER.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CURB INLET (TYPES J5 & J6)	DATE 12/15/15	INDEX D-14	SCALE N.T.S.	SHEET 1 OF 2

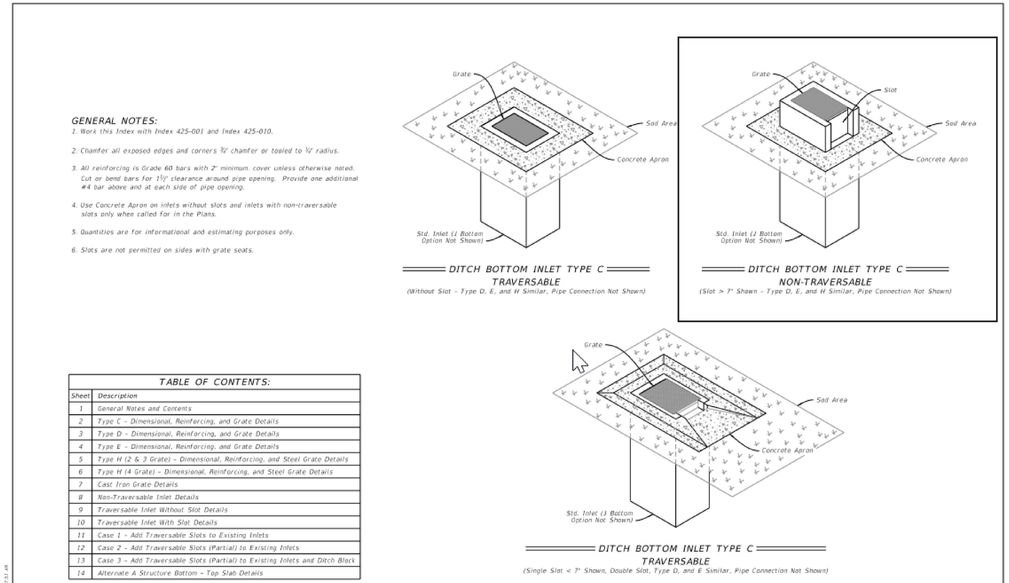


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Sheet	Description
1	General Notes and Contents
2	Type C - Dimensional, Reinforcing, and Grate Details
3	Type D - Dimensional, Reinforcing, and Grate Details
4	Type E - Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grate) - Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grate) - Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 - Add Traversable Slots to Existing Inlets
12	Case 2 - Add Traversable Slots (Partial) to Existing Inlets
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14	Alternate A Structure Bottom - Top Slab Details

LAST REVISION 11/01/23	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 1 of 14

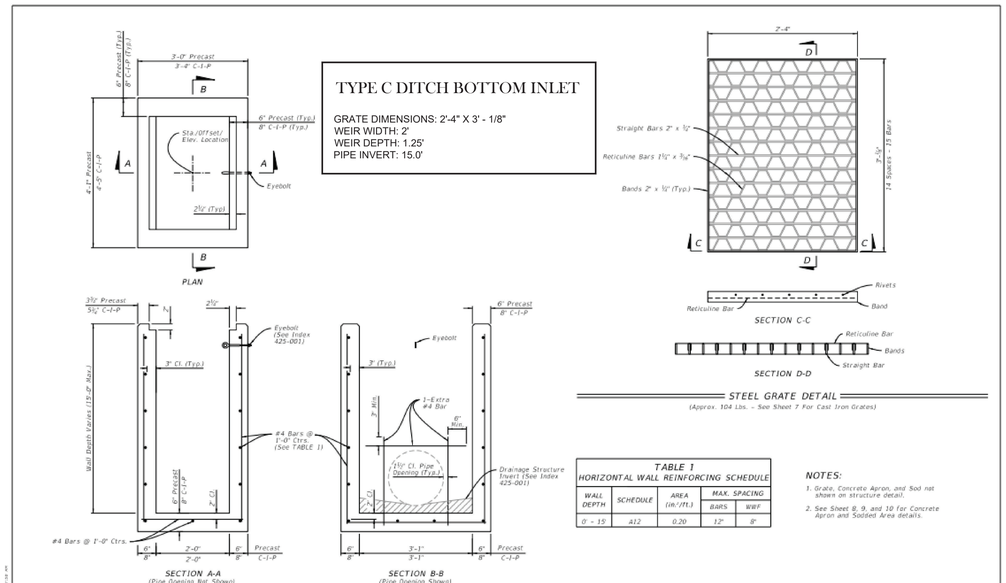


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

STEEL GRATE DETAIL
(Approx. 104 Lbs. - See Sheet 7 For Cast Iron Grates)

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 2 of 14

PROJECT
E LEMON STREET

ADDRESS
E LEMON STREET,
TARPON SPRINGS, FL
34689

FOR REVIEW

ADVANCED ENGINEERING PROJECT NUMBER
25096

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ADVANCED ENGINEERING CONSULTANTS
(813) 444-7037
www.Advanced-Engineers.com
10009 Gallant Lane
Tampa, FL 33625

ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FLORIDA P.E. LICENSE NO: 67584
FLORIDA REGISTRY NO: 28038

NOT APPROVED FOR PERMIT UNLESS DULY SIGNED AND SEALED BY ENGINEER

MICHAEL W. HOFFMAN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 67584
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. HOFFMAN ON THE DATE INDICATED HERE. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PER RULE 61G15-23.004 (3)(D)(2.) WHEN A DIGITALLY CREATED SEAL IS NOT USED AND PARAGRAPH (I) "A DIGITAL SIGNATURE APPLIED TO AN ITEM IN ELECTRONIC FORM SHALL HAVE THE SAME FORCE AND EFFECT AS SIGNING ALL OF THE INDIVIDUAL SHEETS OR PAGES CONTAINED WITHIN THAT ITEM UNLESS OTHERWISE LIMITED AS SPECIFIED IN SUBSECTION 61G15-30.003(3), F.A.C."

THESE PLANS WERE PREPARED IN ACCORDANCE TO F.S. CHAPTER 471 AND APPLICABLE FLORIDA BUILDING CODE 8TH EDITION, 2023. ANY SERVICES OF AN ARCHITECTURAL NATURE REFLECTED IN THIS PLAN ARE BEING PERFORMED AS PURELY INCIDENTAL TO MY ENGINEERING PRACTICE PURSUANT TO SECTION 471.003(3), F.S. THIS DESIGN IS SITE SPECIFIC AND MAY NOT BE USED AT OTHER LOCATIONS WITHOUT THE CONSENT OF ADVANCED ENGINEERING CONSULTANTS LLC. THIS DOCUMENT AND ALL REPORTS, DRAWINGS, SPECIFICATIONS AND COMPUTER FILES, PREPARED BY ADVANCED ENGINEERING CONSULTANTS LLC, SHALL REMAIN THE PROPERTY OF ADVANCED ENGINEERING CONSULTANTS LLC, AND SHALL NOT BE REPRODUCED, IN PART OR WHOLE, WITHOUT THE EXPRESSED, WRITTEN, CONSENT OF ADVANCED ENGINEERING CONSULTANTS LLC. ADVANCED ENGINEERING CONSULTANTS LLC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

DRAWINGS
CIVIL SET

REVISIONS

No.	Date	Description
2	03/20/2026	CITY COMMENT CHANGES

PLANS TO BE PRINTED IN COLOR

DRAWN & DESIGNED BY
AR

CHECKED BY
MH

DATE
2026-01-14

SHEET TITLE
CONSTRUCTION DETAILS

PLANS ARE TO BE PRINTED IN COLOR

SCALE
AS NOTED

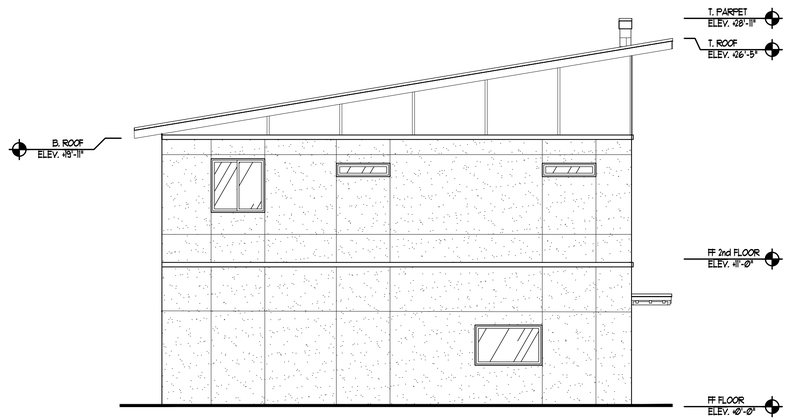
SHEET NUMBER
C-12

PLANS TO BE PRINTED IN COLOR

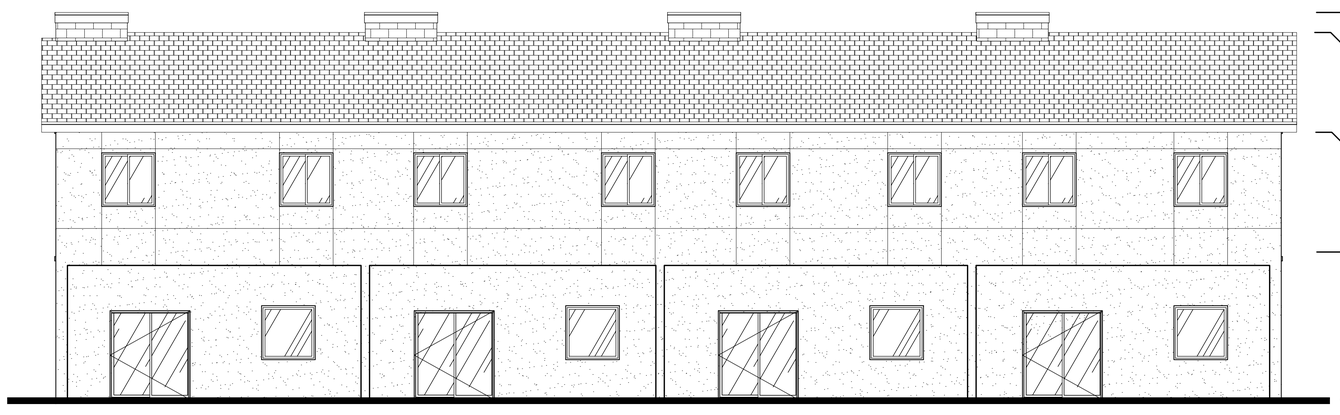
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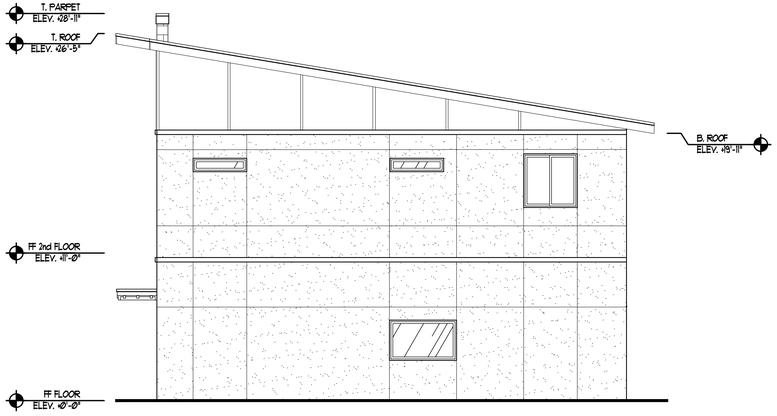
2 A2.0 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 A2.0 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 A2.0 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 A2.0 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Purdy+Muroff Architecture, Inc.
1711 North Himes Avenue, Tampa, Florida 33607, Ph 813/353-0035 Fax 813/353-4350 Web Site: www.purdymuroff.com

LEMON STREET APARTMENTS
TARPON SPRINGS, FLORIDA

MICHAEL MUROFF
AR 92344

No. 2523

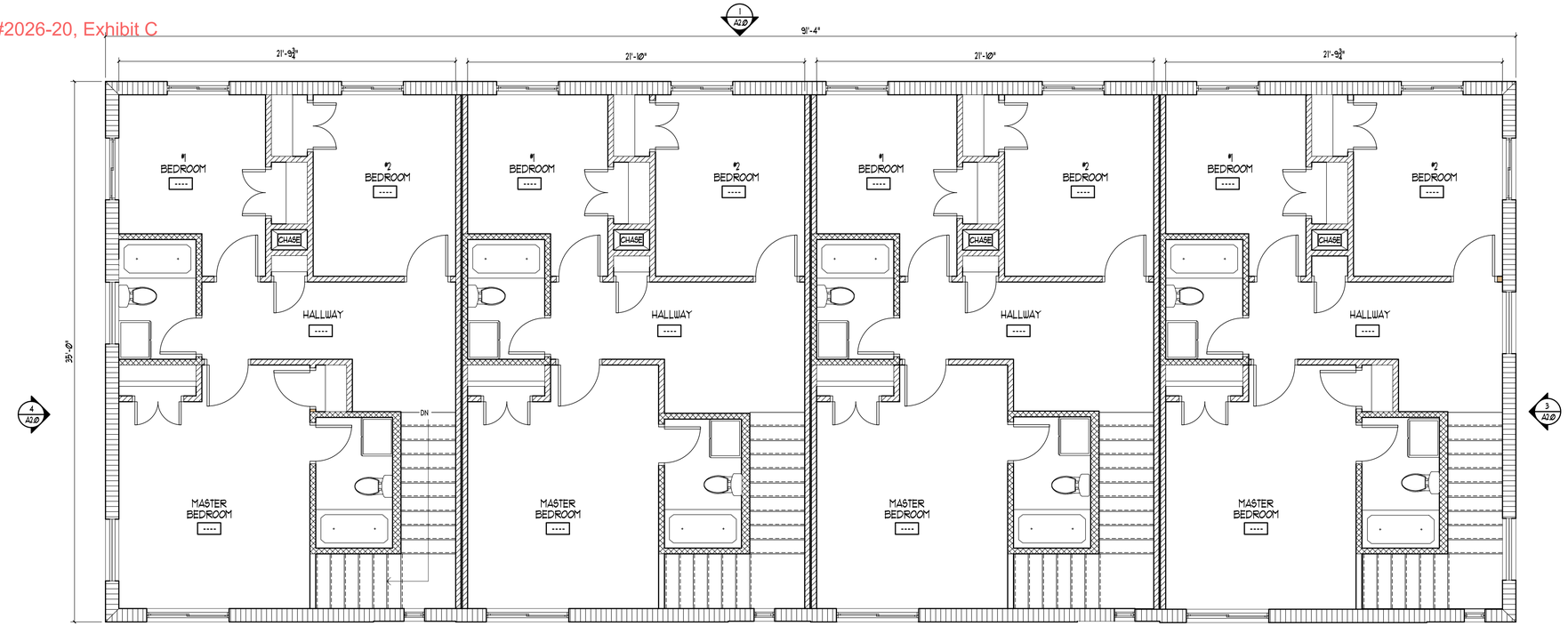
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LEMON ST.
TARPON SPRING, FL 34689

DATE
ISSUE 09.04.25
REV 1 01.14.26

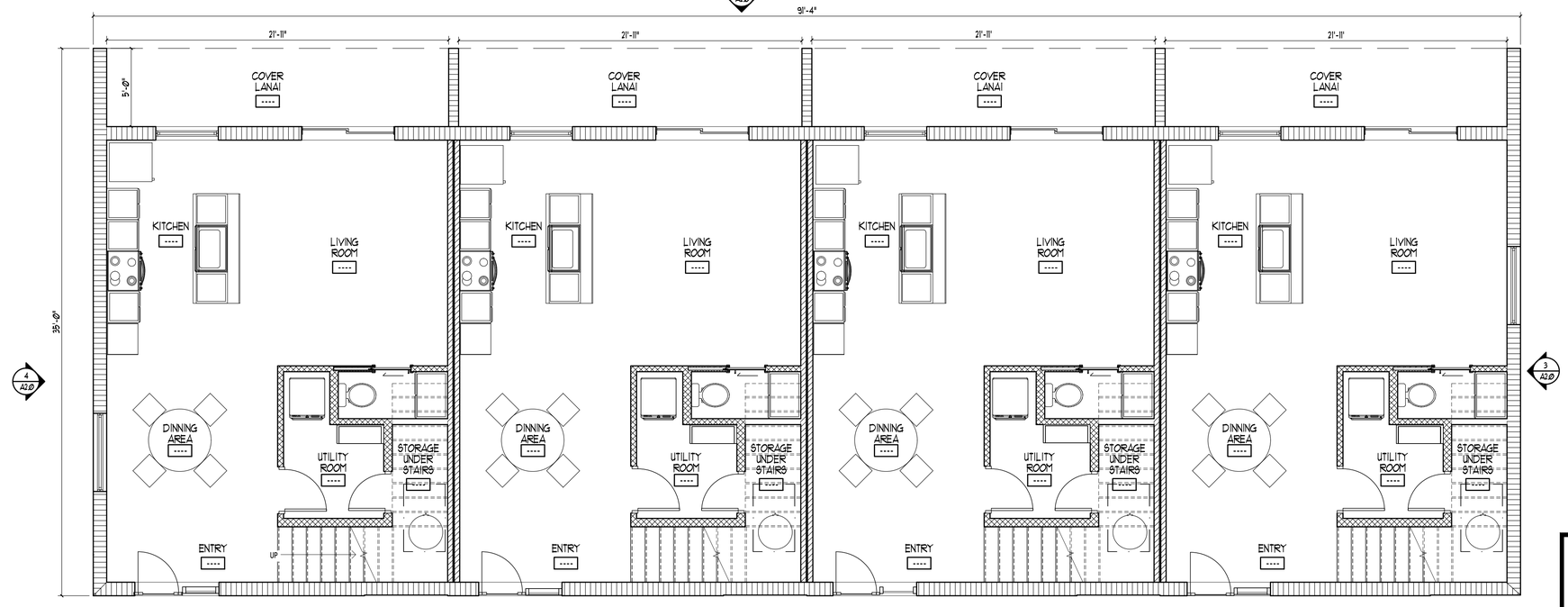
SHEET NO
A2.0

AA-0003276

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2 A1Ø 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH 1 A1Ø 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

PER UNIT FLOOR AREA	1,341 GSF
BUILDING AREA	3,200 GSF

Purdy+Muroff Architecture, Inc.
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LEMON STREET APARTMENTS
TARPON SPRINGS, FLORIDA

MICHAEL MUROFF
AR 92344

No. 2523

TITLE: FLOOR PLANS
LEMON ST.
TARPON SPRING, FL 34689

DATE
ISSUE 09.04.25
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BOUNDARY, TREE AND TOPOGRAPHIC SURVEY

LEGEND

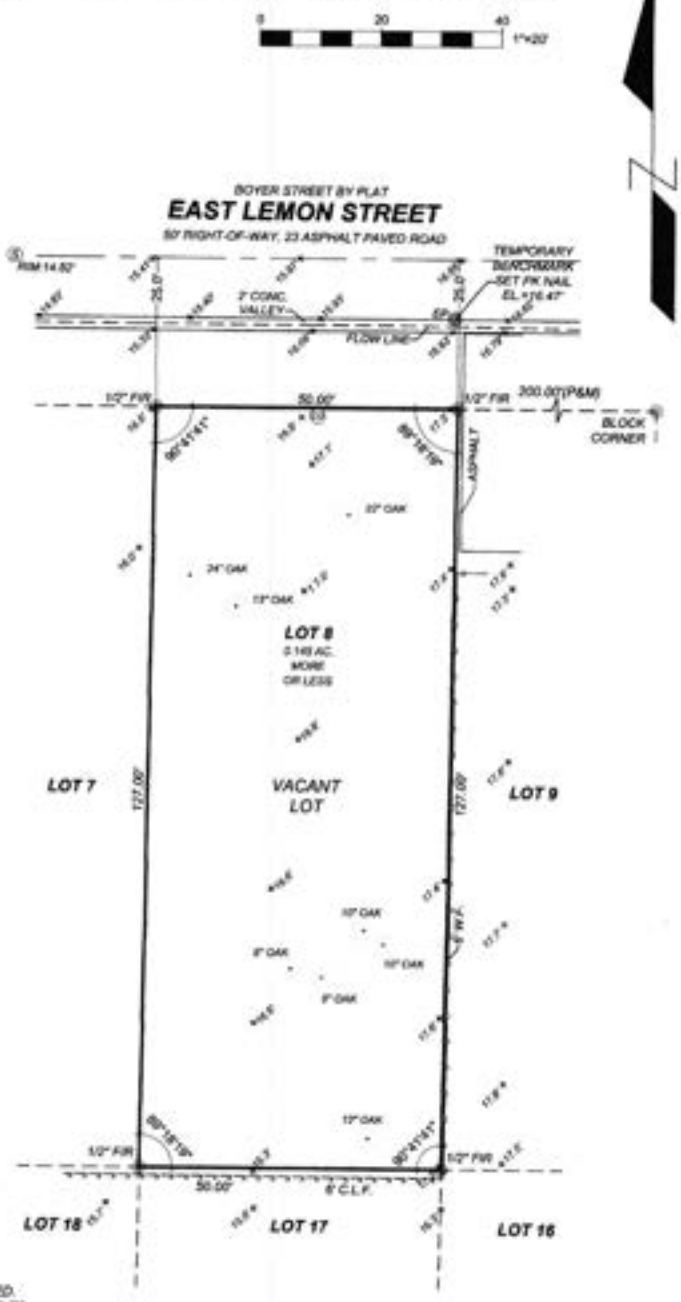
A = ARC
A/C = AIR CONDITIONER
AC. = ACREAGE
C.B. = CHORD BEARING
CH = CHORD
CLF = CHAIN LINK FENCE
CONC = CONCRETE
DI = DRAINAGE INLET
EL. = ELEVATION
EP = EDGE OF PAVEMENT
F.F. = FINISHED FLOOR ELEVATION
FCIR = FOUND CAPPED IRON ROD
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FOEP = FOUND OPEN END PIPE
GAR. EL. = GARAGE ELEVATION
HYD = HYDRANT

LP = LIGHT POLE
(M) = MEASURED
(P) = PLAT
(R) = RECORD
(C) = CALCULATED
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.PIPE = PINCHED PIPE
PG. = PAGE
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SCIR = SET 1/2" IRON ROD #5545
UP = UTILITY POLE

SANITARY MANHOLE
DRAINAGE MANHOLE
MANHOLE
SURVEY CONTROL POINT
CLEANOUT
BOUNDARY POINT FOUND
FOUND CONC. MONUMENT
GREASE TRAP
LIGHTPOLE
GAS VALVE
WATER VALVE (POTABLE)
WATER VALVE (NON-POTABLE)
SANITARY VALVE
VALVE
TELEPHONE PEDESTAL
ELECTRIC PEDESTAL

CABLE TELEVISION PEDESTAL
SERVICE CABINET
VALVE COVER (WATER)
VALVE COVER (IRRIGATION)
WIRE PULL BOX
WATER METER BOX
HYDRANT
UTILITY POLE
ELECTRIC TRANSFORMER
VALVE (BACKFLOW)
SINGLE SUPPORT SIGN
MULTI SUPPORT SIGN
PROPERTY LINE
CENTER LINE
DELTA
COLUMN

PALM TREE
TREE
UTILITY EASEMENT
FENCE
GRADE BREAK
BUILDING/BOUNDARY



SURVEYOR NOTES:

1. ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THE BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 05/08/2025. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.
9. ALL ELEVATIONS ARE BASED ON THE N.A.V.D. OF 1988.

LEGAL DESCRIPTION:
SEC 7, TWP 27S, RGE 16E

LOT 8, BLOCK 9, YOUNG'S SUBDIVISION DELUXE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 76, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL NO: 07-27-16-99612-009-0080
SUBJECT TO SETBACKS , EASEMENTS AND RESTRICTIONS OF RECORD

CERTIFIED PARTIES:

FLOODPLAIN CERTIFICATION: ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C0038H DATED: 08/24/2021, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X".

JOB #	LEMON ST	REVISIONS:
FIELD DATE	05/08/2025	
SCALE	1" = 20'	
DRAWN BY	E.L.	
CHECKED BY	M.B.F.	

MOHAMMAD B. FAR
3152 LITTLE ROAD #333,
TRINITY, FLORIDA 34655
PHONE: (727) 375-1740 FAX: (727) 375-1741
E-MAIL: MOHAMMADBFAR@AOL.COM

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17 F.A.C. pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations hereon. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL. FOR REFERENCE ONLY.

06/04/2025
DATE

MOHAMMAD B. FAR, P.L.S. #5545

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY

LEGEND

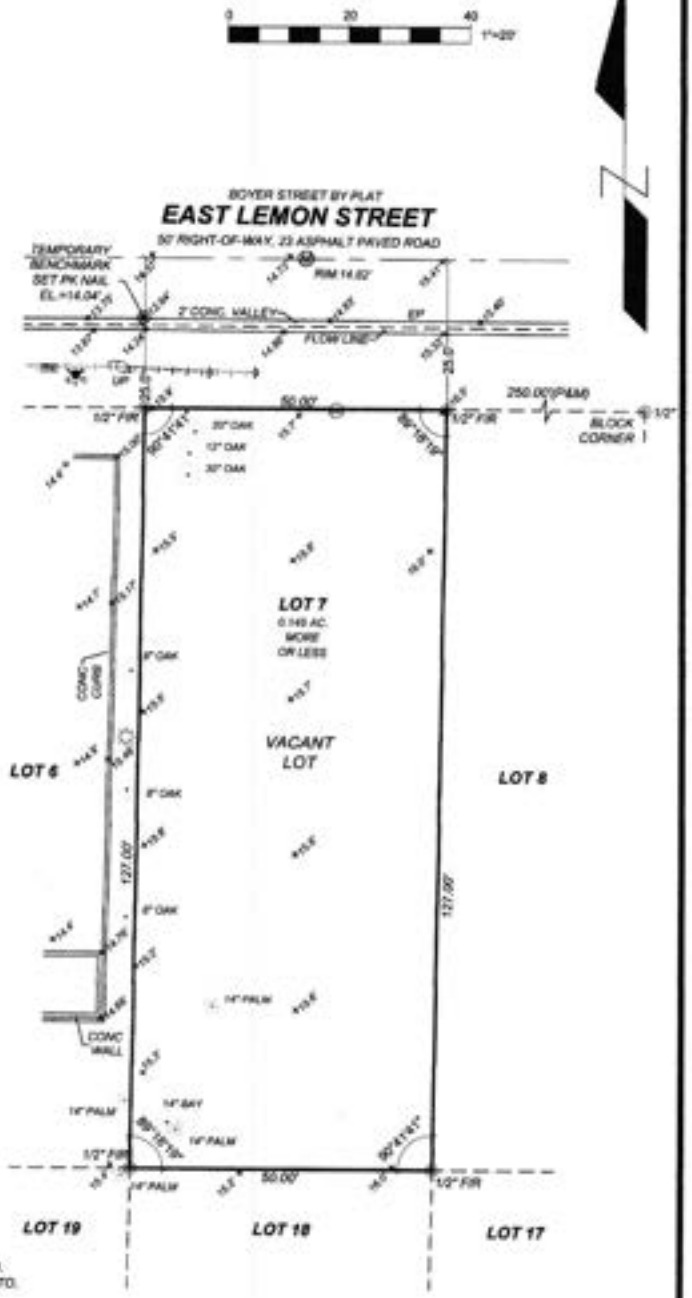
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SANITARY MANHOLE
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LEGAL DESCRIPTION:
SEC 7, TWP 27S, RGE 16E

LOT 7, BLOCK 9, YOUNG'S SUBDIVISION DELUXE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 75, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL NO: 07-27-16-69612-009-0070

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

CERTIFIED PARTIES:

FLOODPLAIN CERTIFICATION: ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C0035H DATED: 08/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X".

JOB #	LEMON ST	REVISIONS:
FIELD DATE	05/08/2025	
SCALE	1" = 20'	
DRAWN BY	E.I.	
CHECKED BY	M.B.F.	

MOHAMMAD B. FAR
3152 LITTLE ROAD #333,
TRINITY, FLORIDA 34655
PHONE: (727) 375-1740 FAX: (727) 375-1741
E-MAIL: MOHAMMADBFAR@AOL.COM

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Mohammad B. Far

06/04/2025
DATE

MOHAMMAD B. FAR, P.L.S. #5545

Certificate of Concurrency Form

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit with the associated development application. Applications must be submitted **DIGITALLY** through the Planning and Zoning goPost portal.

Project Name*	Project Location*
E Lemon St Apartments	Across the street from 1011 EAST LEMON STREET

Type of Development Activity*

- [ ] Conditional Use
- [ ] Final Subdivision Plat
- [ ] Planned Development - Commercial
- [ ] Planned Development - Industrial
- [ ] Planned Development - Residential
- [ ] Site Plan - Commercial Development
- [x] Site Plan - Residential Development

Residential Project Information

Provide the applicable information below.

(Skip to the next page for non-residential projects)

Total Units

4

Single Family	Two-Family	Multifamily
Number of Units	Number of Units	4

Mobile Homes	Recreation Vehicle Sites	Beds (ACLF, ALF, etc.)
Number of Units	Number of Sites	Number of Beds

Non-Residential Project Information

Provide additional information below.

Type of Use(s)	Gross Square Footage
N/A	N/A

Level of Service Impacts*

Provide both the existing and proposed facility usage for the following services.

****This information must also be included in the site plan set.***

Potable Water Existing*	Potable Water Proposed*
0	900 GPD

Sanitary Sewer Existing*	Sanitary Sewer Proposed*
0	680 - 700 GPD

Solid Waste Existing*	Solid Waste*
0	6.36-8.48 tons/year

Transportation ITE Category*

Low-Rise Multifamily

Trips Per Day Existing*	Peak Hour Trips Existing*	Trips Per Day Proposed*	Peak Hour Trips*
0	0	27	2

Stormwater Drainage*

A separate drainage analysis will be provided for review.

☑ Acknowledged

Mobility Management*

If the proposed development project is located within deficient road corridors and generates more than 50 new peak hour trips, the following items are required:

(Refer to LDC Section 122.11.03)

- [ ] Transportation Management Plan
- [ ] Traffic Study
- [x] Does Not Apply to Proposed Project

Hurricane Shelter*

If the proposed development project is a residential development of 50 or more units and involves a site that is wholly or partially located within the Pinellas County Evacuation Zones A, B, or C, please submit the following, consistent with LDC Section 122.12:

- [ ] Hurricane Shelter Impact Analysis
- [x] Does not Apply to Proposed Project

Electronic Signatures Agreement*

By checking the **"I Agree"** box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

- [x] I Agee

Electronic Signature* Jordan H Jones

Date* 1/7/2026

Steps to Download Form

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Conditional Use Application Narrative

Proposed Multifamily Residential Development

1. Project Overview

The applicant is proposing the development of a small-scale multifamily residential building on the subject property. The project consists of a modest apartment building designed to efficiently utilize an infill site while remaining compatible with surrounding development. The proposed use requires conditional use approval, which this narrative is intended to support by demonstrating that multifamily residential development is appropriate, compatible, and consistent with the intent of the zoning district and the City's long-range planning goals.

2. Site and Zoning Context

The subject property is located within a zoning district intended to accommodate a wide range of commercial, service, and mixed-intensity uses. Multifamily residential is recognized as a conditional use within this district, acknowledging that residential development may be appropriate in certain locations where site characteristics, access, and surrounding land uses support it.

The parcel is relatively small in size and is not directly accessible from the adjacent highway corridor. These characteristics limit the feasibility of many higher-intensity commercial uses that are otherwise permitted by right in the district and make the site more suitable for a lower-impact residential use.

3. Surrounding Land Uses and Compatibility

The site is situated in a developed area characterized by a mix of commercial, office, and existing multifamily residential uses. An established multifamily development is located adjacent to the subject property, and commercial uses—including restaurant and service uses—are located nearby. Existing fencing, setbacks, and site design features provide separation between uses where needed.

The proposed development is consistent with the scale and character of surrounding development and is designed to function as a compatible infill project rather than an intensification that would alter the character of the area.

4. Appropriateness of Multifamily Use at This Location

Multifamily residential is particularly appropriate at this location for several reasons:

- **Limited Highway Exposure:** The property does not have direct access to the highway, which reduces its suitability for auto-oriented commercial uses typically envisioned for the zoning district.

- **Parcel Size Constraints:** Many permitted commercial uses require larger sites to accommodate parking, circulation, landscaping, and operational needs. The subject property's size makes such uses impractical.

- **Established Residential Context:** Existing multifamily development in close proximity demonstrates that residential use is already functioning successfully in this area.

- **Lower Traffic Impacts:** A small-scale multifamily project generates less traffic and operational impact than many permitted commercial uses, contributing to safer and more predictable traffic conditions.

Collectively, these factors support the conclusion that multifamily residential represents a reasonable and appropriate use of the property.

5. Consistency With Zoning Intent and Comprehensive Planning

The zoning district is intended to allow flexibility in land use while accommodating development that responds to site-specific constraints. Allowing multifamily residential at this location aligns with the intent of the district by promoting efficient land use and supporting housing opportunities within developed areas.

The proposed project represents an infill development that makes effective use of existing infrastructure, services, and transportation networks, consistent with comprehensive planning principles that encourage compact and compatible growth.

6. Public Benefit and Minimal Impacts

Approval of the conditional use will provide additional housing opportunities without creating undue impacts on neighboring properties. The project is designed to meet applicable development standards, including parking, stormwater management, and landscaping requirements. Compared to many permitted commercial uses, the proposed development will operate with fewer external impacts related to noise, lighting, and traffic.

7. Conclusion

The proposed multifamily residential development satisfies the intent of the conditional use provisions by providing a compatible, context-sensitive use that responds to the physical constraints of the site and the character of the surrounding area. The project represents a reasonable use of the property, supports the City's planning objectives, and will not negatively affect neighboring properties.

For these reasons, the applicant respectfully requests approval of the conditional use application.

ADVANCED ENGINEERING CONSULTANTS LLC

E LEMON STREET DRAINAGE SUMMARY

PROJECT ADDRESS:

E Lemon St, Tarpon Springs FL 33756

ADVANCED ENGINEERING CONSULTANTS PROJECT NUMBER: 22031

ENGINEER OF RECORD STORM WATER CALCULATIONS:

Michael W Hoffman

Digitally signed by Michael W Hoffman
Date: 2026.03.20 14:16:39 -04'00'

Michael Hoffman, State of Florida, Professional Engineer, License No. [67584]

This item has been digitally signed and sealed by [Michael Hoffman] on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electrical copies.

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Engineering Company Registry License Number: 28038
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Tampa, FL 33625
www.advanced-engineers.com
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Phone: 321-794-6465

E LEMON STREET DRAINAGE SUMMARY

PROJECT OVERVIEW AND DESCRIPTION

The subject property is located on E Lemon Drive in Tarpon Springs, FL. The property is 0.29 AC and currently undeveloped.

The proposed development within this permit includes the construction of a 2-story multi-family apartment building, parking area, access driveway, retention pond, and all other applicable code requirements. All proposed parking areas will be constructed of asphalt pavement per the Plan Set, resulting in an 60% impervious surface ratio (ISR) for the subject property. To accommodate for the added impervious area, a retention area has been proposed at the southern portion of the lot. The ICPR Model has been developed to demonstrate that the proposed design provides adequate storage and meets attenuation requirements for runoff from the proposed and existing development.

The Engineer of Record (EOR) hereby attests compliance with all City of Tarpon Springs requirements and certifies that when implemented will not cause an impact on adjacent properties.

DESIGN CRITERIA:

Stormwater management for this site falls under the jurisdiction of SWFWMD and the City of Tarpon Springs.

The stormwater design criteria for the system per SWFWMD are as follows:

- Systems shall be designed for the volumes specified in Section 4.1(d) for off-line treatment systems.
    - Off-line retention treatment systems shall treat the runoff from the first one-inch of rainfall; or as an option for projects or project sub-units with drainage areas less than 100 acres, the first one-half inch of runoff.
    - Total treatment volume shall again be available within 72 hours, however, only that volume which can again be available within 36 hours may be counted as part of the volume required for water quantity storage under Part III of this Volume II.
- Systems must have the capacity to retain the required retention volume without considering discharges.
- The seasonal high-water level must be at least one foot below the bottom of the exfiltration pipe.
- Systems should not be proposed for projects to be operated by entities other than single owners or entities with full-time maintenance staff.
- A safety factor of 2.0 or more shall be applied to the exfiltration design to allow for geological uncertainties by dividing the exfiltration rate by the safety factor.
- Total system required volume shall again be available within 72 hours.

The stormwater design criteria for the system per the City of Tarpon (LDC Section 141.05) are as follows:

- The stormwater management plan shall be designed to accommodate the attenuation of the 25 year frequency storm, 24 hour duration.
- The discharge rate for the post-developed or redeveloped site shall not exceed, in terms of peak flow and total volume, that which would occur from the predeveloped site under existing conditions for the required design storm. Runoff rates and volume resulting from the project in excess of the existing amounts shall be accommodated on site.
- The treatment volume shall be equivalent to 1 inch of depth over the entire project area for wet detention and one-half (½) inch for dry retention.
- Discharges of stormwater shall comply with the ambient water quality standards of SWFWMD, FDEP, Chapter 17-25 and other applicable chapters of the Florida Administrative Code. Best management practices shall be utilized to achieve such discharge standards.
- No site alteration or stormwater management plan shall cause the siltation of wetlands, pollution of downstream wetlands, or reduce the natural retention, or filtering capabilities of wetlands. Wetlands shall only be used as an outfall after the stormwater management plan demonstrates pre-treatment measures in accordance with FDER and SWFWMD standards.
- Positive drainage outfall shall be provided. Where retention areas are designed with no positive drainage outfall, the City Engineer may require an analysis of, and design for the 100-year frequency storm. Sheet flow shall not constitute positive outfall.
- Runoff from adjacent lands which passes through the site shall be included in the stormwater management plan design.
- Where possible, natural vegetation shall be used as a component of the stormwater management plan.
- The water table shall not be manipulated so as to endanger natural vegetation beneficial to water quality.
- Six inches of freeboard shall be provided for all retention/detention areas.
- Detention areas shall be designed, where possible, to be completely dry within 3 days.
- Detention and retention areas shall be at least 5 feet from the property line and shall have grass sodded slopes which are graded to a slope no greater than four horizontal to one vertical (4:1). Vertical headwalls shall be completely fenced to restrict access. Lakes, ponds and similar facilities shall be of sufficient permanent depth and design to maintain beneficial flora and fauna for mosquito control, and to preclude extensive growth of cattails or similar bottom-rooted emergent vegetation over the central area of the lake.
- Roof drains and/or interceptor swales are required when the potential exists for sheet flow to occur from the roofs or other impervious areas onto adjoining properties.
- The proposed stormwater management system shall be designed to function properly for a minimum 20 year life.
- Off-site stormwater management facilities may be permitted for use by the City Engineer only when the design criteria of §§ 141.00 through 141.08 can be met and adequate ownership and maintenance methods can be shown to provide for their continued functioning.
- All stormwater management facilities shall meet the construction standards of SWFWMD.

SUMMARY OF RESULTS

Proposed Retention Volume	**: 1,984 CF**
Treatment Volume Required	**: 526 CF**
Treatment Volume Provided	**: 526 CF (complies)**
Pre-development Flow Rate	**: 0.16 CFS (max)**
Post-development Flow Rate	: **0.16 CFS (complies)**
Top of Pond Elevation:	**: 16.1 FT**
Allowable Maximum Retention Stage (25-yr/24-hr event)	**: 15.60 FT**
Provided Maximum Retention Stage (25-yr/24-hr event)	**: 15.1 FT (complies)**
Freeboard Required	**: 1 FT**
Freeboard Provided	**: 1 FT (complies)**
Full Treatment Discharge Requirement	**: 72 hours (max)**
Full Treatment Discharge Accomplished (25yr/24hr event)	**: 10 hours (complies)**

EXISTING SITE CONDITIONS:

The existing site conditions are seen on the provided topographic survey provided by *Mohammad B. Far.* Elevations on the topographic survey are relative to the North American Vertical Datum of 1988 (NAVD88). All elevations reported in this document (and the associated construction plans) refer to NAVD88. No wetlands or surface waters exist within the construction area.

PROPOSED SITE CONDITIONS:

The proposed development will include a 2-story multi-family apartment building, ground floor parking area, access driveway, and retention pond. The proposed development has been developed using an 60% impervious surface ratio which results in a proposed CN of 80.5.

SOILS AND PERCOLOATION RATE:

Per the Geotechnical Report obtained from *Anticus Engineering*. The site contains Astatula soils and Urban land, 0 to 5 slopes. Percolation was modeled using data obtained by *Anticus Engineering*. A vertical percolation rate (unsaturated) of 28.4 ft/day was utilized in the ICPR modeling, as well as a horizontal (saturated) percolation rate of 28.2 ft/day. A safety factor of 2 was applied when determining the runoff discharge time calculation.

Seasonal High Groundwater Elevation	: **> 7' below existing grade**
	: **SHWT ~ 9'**
Vertical Percolation Rate	: **14.2 in/hr (28.4 ft/day)**
Vertical Percolation Rate (w/ SF)	: **14.2 ft/day**
Horizontal Percolation Rate	: **14.1 in/hr (28.2 ft/day)**
Horizontal Percolation Rate (w/ SF)	: **14.1 ft/day**

FLOODPLAIN:

FEMA Flood Insurance Rate Map 12103C/0038/H shows the property Is in Flood Zone X Area of Minimal Flood Hazard, effective date 08/24/2021.

WETLANDS/SURFACE WATERS:

Per the provided survey conducted by *Mohammad B. Far*, there are no wetlands or surface waters on-site.

RUNOFF CURVE NUMBER (CN):

The proposed CN for the development was calculated as a weighted average based on the proposed land coverage of impervious and pervious areas for the total basin area.

Pre-development CN = 39

Post-development CN (Sub Basin 1) = 78.9

Curve Number Calculation

Basin Area =	0.11	ac.
Total Imperious Area =	0.04	ac.
Pond/Wetland Area =	0.04	ac.
Pervious Area (1) =	0.04	ac.
Pervious Area (2) =	0.00	ac.
Weighted Curve Number =	78.9	

Impervious CN =	98
Pond/Wetland CN =	100
Pervious CN (1) =	39
Pervious CN (2) =	0

Post-development CN (Sub Basin 2) = 88.2

Curve Number Calculation

Basin Area =	0.18	ac.
Total Imperious Area =	0.15	ac.
Pond/Wetland Area =	0.00	ac.
Pervious Area (1) =	0.03	ac.
Pervious Area (2) =	0.00	ac.
Weighted Curve Number =	88.2	

Impervious CN =	98
Pond/Wetland CN =	100
Pervious CN (1) =	39
Pervious CN (2) =	0

TIME OF CONCENTRATION:

Pre-development TOC:

Time of Concentration Based on CN

Note: (for small watersheds < 2000 acres)

1. Surface Description (Table 3-1)				
2. NRCS Curve Number	39			
3. S = 1000/CN - 10	15.64			
4. Hydraulic Length, Lh	161	ft		
5. Watercourse Land Slope, Y (%)	0.8075	%		
6. $La = Lh^{0.8} * (S + 1)^{0.7} / (1900 * Y^{0.5})$	0.24	hr		
7. Tc = 1.67 * La	0.41	hr =	24.48	min

Calculation to determine land slope:

Elevation of high point =	17.2	ft		
Elevation of low point =	15.9	ft		
Difference in Elevation =	1.3	ft		
Slope (based on cell B9, Hyd Length) =	0.00807	ft/ft =	0.807453	%

Sub Basin 1 Post-development TOC:

Time of Concentration Based on CN

Note: (for small watersheds < 2000 acres)

1. Surface Description (Table 3-1)				
2. NRCS Curve Number	78.9			
3. S = 1000/CN - 10	2.67			
4. Hydraulic Length, Lh	95	ft		
5. Watercourse Land Slope, Y (%)	1.6421	%		
6. $La = Lh^{0.8} * (S + 1)^{0.7} / (1900 * Y^{0.5})$	0.04	hr		
7. Tc = 1.67 * La	0.07	hr =	3.91	min

Calculation to determine land slope:

Elevation of high point =	17.3	ft		
Elevation of low point =	15.7	ft		
Difference in Elevation =	1.6	ft		
Slope (based on cell B9, Hyd Length) =	0.01642	ft/ft =	1.642105	%

Sub Basin 2 Post-development TOC:

Time of Concentration Based on CN

Note: (for small watersheds < 2000 acres)

1. Surface Description (Table 3-1)				
2. NRCS Curve Number	88.2			
3. S = 1000/CN - 10	1.34			
4. Hydraulic Length, Lh	95	ft		
5. Watercourse Land Slope, Y (%)	1.6421	%		
6. $La = Lh^{0.8} * (S + 1)^{0.7} / (1900 * Y^{0.5})$	0.03	hr		
7. Tc = 1.67 * La	0.05	hr =	2.85	min

Calculation to determine land slope:

Elevation of high point =	17.3	ft		
Elevation of low point =	15.7	ft		
Difference in Elevation =	1.6	ft		
Slope (based on cell B9, Hyd Length) =	0.01642	ft/ft =	1.642105	%

*****a TOC of 10 minutes was used for post-development**

MODELING INPUTS:

Modeling was accomplished using ICPR4. System was designed to provide adequate treatment volume and attenuate post-developed maximum outflow rate for the 25-yr/24-hr storm to the predeveloped maximum outflow rate for the 25-yr/24-hr storm.

25-year, 24-hour Rainfall Amount : **9.3 inches (Design storm depths per SWFWMD)**
Unit Hydrograph : **UH256**
Rainfall Name : **FLMOD**

PRE AND POST DEVELOPMENT FLOW RATE

Simple Basin : Multi Item | (sim, name) : Runoff Summary [Scenario1]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
25YR-24H	POST Sub Basin 1	0.16	11.6500	9.30	6.71	0.1100
25YR-24H	POST Sub Basin 2	0.16	11.5167	9.30	7.86	0.1800
25YR-24H	PRE Basin	0.16	12.4667	9.30	1.75	0.2900

Pre-develoment Max Flow = 0.16 CFS
Post-development Max Flow = 0.16 CFS

PROPOSED RETENTION VOLUME:

Pond Volume

	Elev. (feet)	Surface Area (square ft.)	Surface Area (acres)	Incr. Volume (acre ft.)	Total Volume (acre ft.)	Total Volume (cubic ft.)
						0
						0
	16.10	1,587	0.04	0.02	0.05	1,984
	15.50	1,211	0.03	0.01	0.03	1,147
	14.88	810	0.02	0.01	0.01	526
	14.50	584	0.01	0.00	0.01	261
	14.25	427	0.01	0.00	0.00	135
	14.00	271	0.01	0.00	0.00	49
Pond Bottom = >	13.60	20	0.00			

TREATMENT VOLUME:

Per SWFWMD Applicant's Handbook Volume II, treatment volume shall be provided for the first 1/2" of runoff.

Total Area = 0.29 AC = 12,633 SF

1/2" runoff across contributing area = 12,633 SF * 1/2 IN * 1 FT /12 IN= **526 CF = 0.012 AC-FT**

Treatment Elevation = 14.88'

MAXIMUM STAGE:

Sim	Node Name	Warning Stage [ft]	Maximum Stage [ft]
25YR-24H	CURB INLET (ST-1)	16.00	15.11
25YR-24H	GW-RETENTION	13.60	9.00
25YR-24H	MANHOLE (ST-2)	15.50	15.10
25YR-24H	MANHOLE (ST-5)	15.30	14.25
25YR-24H	Pre Development	0.00	15.01
25YR-24H	Retention Pond (ST-3 & ST-4)	16.10	15.10
25YR-24H	TAILWATER (ST-4)	0.00	15.00

Maximum Pond Stage (25YR-24HR Storm): 15.1'

Freeboard Provided: 1'

RUNOFF DISCHARGE TIME:

The pond must recover all treatment volume within 72 hours

Per the ICRP Report, Post Pond Volume Discharge:

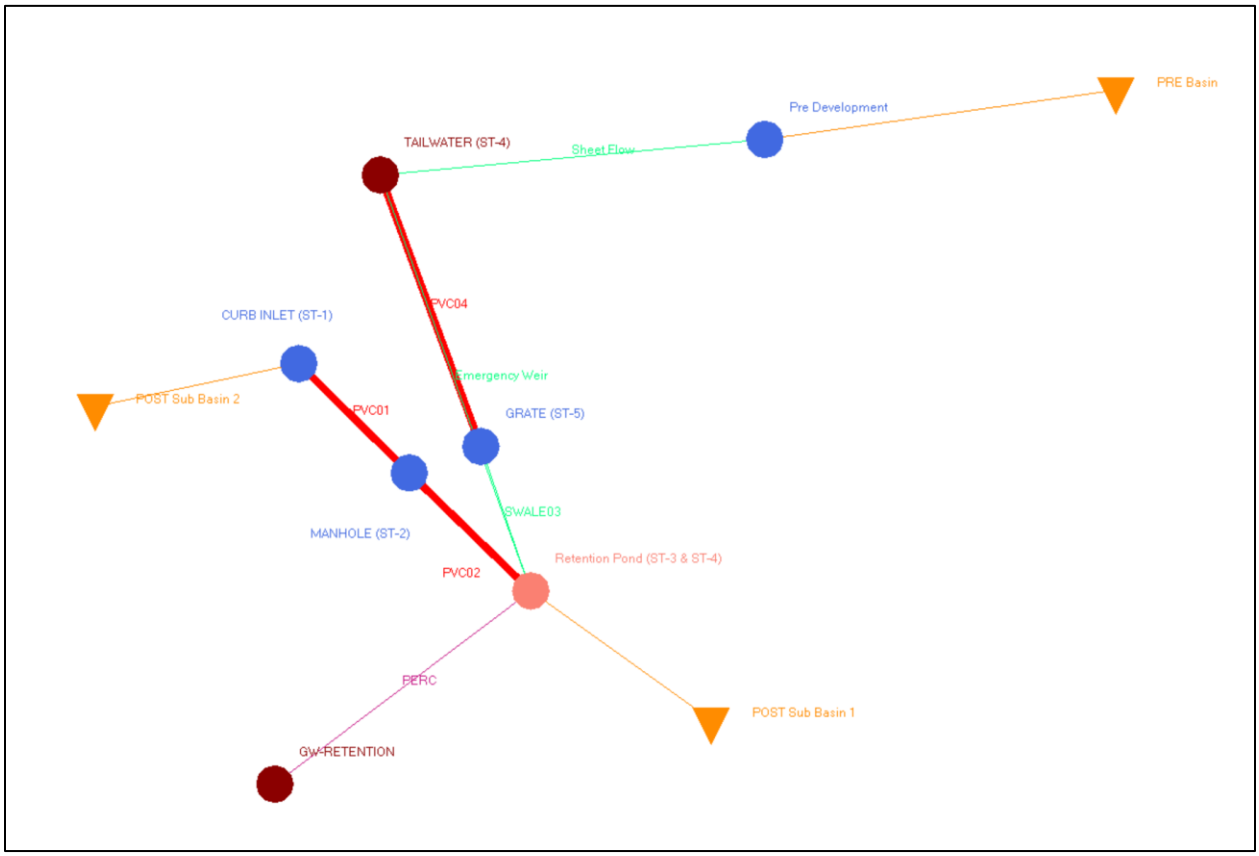
Retention Pond

1D Nodes - Volume

Sim	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
25YR-24H	0.0000	13.60	0
25YR-24H	0.2511	13.60	0
25YR-24H	0.5050	13.60	0
25YR-24H	0.7527	13.60	0
25YR-24H	1.0027	13.60	0
25YR-24H	1.2527	13.60	0
25YR-24H	1.5027	13.60	0
25YR-24H	1.7527	13.60	0
25YR-24H	2.0027	13.60	0
25YR-24H	2.2527	13.60	0
25YR-24H	2.5027	13.60	0
25YR-24H	2.7527	13.60	0
25YR-24H	3.0027	13.60	0
25YR-24H	3.2527	13.60	0
25YR-24H	3.5027	13.60	1
25YR-24H	3.7527	13.60	3
25YR-24H	4.0027	13.60	8
25YR-24H	4.2527	13.60	13
25YR-24H	4.5027	13.60	20
25YR-24H	4.7527	13.60	28
25YR-24H	5.0027	13.60	38
25YR-24H	5.2527	13.60	48
25YR-24H	5.5027	13.60	61
25YR-24H	5.7527	13.60	74
25YR-24H	6.0027	13.61	89
25YR-24H	6.2527	13.62	104
25YR-24H	6.5023	13.67	119
25YR-24H	6.7529	13.73	133
25YR-24H	7.0001	13.77	150
25YR-24H	7.2503	13.80	170
25YR-24H	7.5003	13.83	193
25YR-24H	7.7503	13.85	218
25YR-24H	8.0003	13.87	245
25YR-24H	8.2503	13.89	274
25YR-24H	8.5003	13.92	304
25YR-24H	8.7503	13.94	337
25YR-24H	9.0005	13.97	372
25YR-24H	9.2507	14.00	410
25YR-24H	9.5025	14.03	451
25YR-24H	9.7525	14.06	494
25YR-24H	10.0008	14.10	540

100% Treatment Volume Discharged at **10 hours** < 72 hours

PROPOSED MODEL:



ICPR REPORTS ATTACHED

NOAA ATLAS PRECIPITATION FREQUENCY ESTIMATES
POST INPUTS SUMMARY
POST BASIN SUMMARY
POST NODE MAX SUMMARY
POST NODE TIME SERIES
POST LINK MIN/MAX SUMMARY
POST VOLUME DISCHARGE SUMMARY

NOAA Atlas 14, Volume 9, Version 2
Location name: Tarpon Springs, Florida, USA*
Latitude: 28.145°, Longitude: -82.7565°
Elevation: 12 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.561** (0.461-0.683)	**0.631** (0.519-0.770)	**0.743** (0.609-0.910)	**0.833** (0.678-1.02)	**0.952** (0.745-1.20)	**1.04** (0.796-1.34)	**1.13** (0.831-1.48)	**1.21** (0.853-1.64)	**1.31** (0.890-1.84)	**1.39** (0.918-1.99)
10-min	**0.821** (0.676-1.00)	**0.924** (0.760-1.13)	**1.09** (0.891-1.33)	**1.22** (0.993-1.50)	**1.40** (1.09-1.76)	**1.52** (1.17-1.96)	**1.65** (1.22-2.18)	**1.77** (1.25-2.41)	**1.92** (1.30-2.70)	**2.03** (1.34-2.92)
15-min	**1.00** (0.824-1.22)	**1.13** (0.927-1.38)	**1.33** (1.09-1.62)	**1.49** (1.21-1.83)	**1.70** (1.33-2.15)	**1.86** (1.42-2.39)	**2.01** (1.48-2.65)	**2.16** (1.52-2.94)	**2.34** (1.59-3.29)	**2.48** (1.64-3.56)
30-min	**1.53** (1.26-1.87)	**1.70** (1.40-2.08)	**1.98** (1.62-2.43)	**2.22** (1.81-2.73)	**2.55** (2.00-3.24)	**2.80** (2.15-3.62)	**3.06** (2.26-4.06)	**3.32** (2.35-4.54)	**3.68** (2.50-5.18)	**3.94** (2.61-5.66)
60-min	**2.01** (1.66-2.45)	**2.24** (1.84-2.74)	**2.63** (2.15-3.22)	**2.95** (2.40-3.63)	**3.40** (2.68-4.32)	**3.76** (2.88-4.85)	**4.12** (3.04-5.46)	**4.48** (3.17-6.13)	**4.98** (3.38-7.02)	**5.35** (3.54-7.69)
2-hr	**2.49** (2.07-3.01)	**2.78** (2.31-3.37)	**3.27** (2.70-3.97)	**3.68** (3.02-4.49)	**4.26** (3.38-5.37)	**4.71** (3.64-6.04)	**5.17** (3.85-6.81)	**5.64** (4.02-7.66)	**6.28** (4.29-8.79)	**6.76** (4.50-9.65)
3-hr	**2.73** (2.28-3.28)	**3.08** (2.56-3.70)	**3.65** (3.03-4.40)	**4.14** (3.42-5.02)	**4.84** (3.86-6.08)	**5.39** (4.19-6.88)	**5.96** (4.46-7.82)	**6.54** (4.69-8.86)	**7.35** (5.05-10.3)	**7.97** (5.32-11.3)
6-hr	**3.16** (2.66-3.76)	**3.58** (3.01-4.27)	**4.34** (3.63-5.18)	**5.02** (4.17-6.02)	**6.03** (4.88-7.60)	**6.88** (5.42-8.79)	**7.79** (5.90-10.2)	**8.77** (6.35-11.9)	**10.2** (7.05-14.2)	**11.3** (7.58-15.9)
12-hr	**3.65** (3.10-4.30)	**4.14** (3.51-4.89)	**5.10** (4.31-6.04)	**6.04** (5.07-7.19)	**7.55** (6.22-9.58)	**8.89** (7.09-11.4)	**10.4** (7.96-13.7)	**12.0** (8.81-16.3)	**14.5** (10.1-20.2)	**16.5** (11.1-23.1)
24-hr	**4.25** (3.64-4.97)	**4.82** (4.12-5.63)	**6.00** (5.11-7.04)	**7.23** (6.12-8.53)	**9.29** (7.77-11.8)	**11.2** (9.02-14.3)	**13.3** (10.3-17.5)	**15.7** (11.6-21.3)	**19.3** (13.7-26.9)	**22.4** (15.2-31.1)
2-day	**5.01** (4.33-5.80)	**5.68** (4.90-6.58)	**7.10** (6.11-8.26)	**8.61** (7.35-10.1)	**11.1** (9.42-14.1)	**13.5** (11.0-17.1)	**16.1** (12.6-21.1)	**19.1** (14.3-25.8)	**23.6** (16.9-32.7)	**27.4** (18.8-38.0)
3-day	**5.53** (4.80-6.36)	**6.29** (5.46-7.25)	**7.89** (6.82-9.12)	**9.54** (8.19-11.1)	**12.3** (10.4-15.4)	**14.8** (12.1-18.7)	**17.6** (13.8-22.9)	**20.9** (15.6-27.9)	**25.6** (18.3-35.3)	**29.6** (20.4-40.9)
4-day	**5.98** (5.21-6.85)	**6.79** (5.91-7.79)	**8.47** (7.35-9.75)	**10.2** (8.78-11.8)	**13.0** (11.1-16.3)	**15.6** (12.8-19.6)	**18.5** (14.6-24.0)	**21.8** (16.4-29.1)	**26.7** (19.2-36.6)	**30.8** (21.3-42.4)
7-day	**7.18** (6.31-8.17)	**8.00** (7.01-9.10)	**9.68** (8.45-11.1)	**11.4** (9.90-13.1)	**14.3** (12.2-17.6)	**16.9** (13.9-21.1)	**19.9** (15.7-25.5)	**23.2** (17.5-30.7)	**28.2** (20.3-38.4)	**32.3** (22.4-44.2)
10-day	**8.21** (7.24-9.29)	**9.04** (7.96-10.2)	**10.7** (9.42-12.2)	**12.4** (10.9-14.2)	**15.3** (13.1-18.7)	**17.8** (14.8-22.1)	**20.7** (16.5-26.4)	**24.0** (18.1-31.5)	**28.8** (20.8-39.0)	**32.8** (22.8-44.7)
20-day	**11.0** (9.81-12.3)	**12.1** (10.8-13.6)	**14.2** (12.5-15.9)	**16.0** (14.1-18.1)	**18.8** (16.1-22.4)	**21.2** (17.6-25.6)	**23.7** (18.9-29.6)	**26.5** (20.1-34.2)	**30.4** (22.1-40.6)	**33.6** (23.6-45.5)
30-day	**13.5** (12.1-15.0)	**14.9** (13.4-16.7)	**17.4** (15.5-19.5)	**19.5** (17.2-21.9)	**22.5** (19.2-26.3)	**24.8** (20.6-29.6)	**27.2** (21.7-33.6)	**29.7** (22.6-37.9)	**33.1** (24.1-43.8)	**35.8** (25.2-48.2)
45-day	**16.8** (15.1-18.6)	**18.7** (16.8-20.8)	**21.9** (19.6-24.3)	**24.4** (21.7-27.3)	**27.8** (23.7-32.1)	**30.3** (25.2-35.7)	**32.7** (26.1-39.9)	**35.2** (26.7-44.4)	**38.3** (27.8-50.1)	**40.5** (28.6-54.4)
60-day	**19.8** (17.9-21.8)	**22.2** (20.0-24.5)	**25.9** (23.3-28.7)	**28.8** (25.8-32.2)	**32.7** (27.9-37.6)	**35.5** (29.6-41.7)	**38.2** (30.6-46.2)	**40.7** (31.0-51.2)	**43.9** (32.0-57.2)	**46.1** (32.7-61.7)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Simple Basin: POST Sub Basin 1

Scenario:	Scenario1
Node:	Retention Pond (ST-3 & ST-4)
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.16 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.1100 ac
Curve Number:	78.9
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST Sub Basin 2

Scenario:	Scenario1
Node:	CURB INLET (ST-1)
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.16 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.1800 ac
Curve Number:	88.2
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: PRE Basin

Scenario:	Scenario1
Node:	Pre Development
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number

Time of Concentration:	30.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.2900 ac
Curve Number:	39.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: CURB INLET (ST-1)

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	14.00 ft
Warning Stage:	16.00 ft
Alert Stage:	0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.00	0.0005	22
16.00	0.0005	22
16.10	0.0800	3485

Comment:

Node: GRATE (ST-5)

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	14.25 ft
Warning Stage:	15.30 ft
Alert Stage:	0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.25	0.0002	9
15.30	0.0002	9
15.40	0.0500	2178

Comment:

Node: GW-RETENTION

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 9.00 ft
Warning Stage: 13.60 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	9.00
0	0	0	12.0000	9.00
0	0	0	24.0000	9.00

Comment:

Node: MANHOLE (ST-2)

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.80 ft
Warning Stage: 15.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
13.80	0.0002	9
15.50	0.0002	9
15.60	0.0500	2178

Comment:

Node: Pre Development

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
16.00	0.0010	44

Comment:

Node: Retention Pond (ST-3 & ST-4)

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 13.60 ft
Warning Stage: 16.10 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
13.60	0.00	0
14.88	0.01	523
16.10	0.05	1960

Comment:

Node: TAILWATER (ST-4)

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Weir Link: Emergency Weir

Scenario: Scenario1
From Node: Retention Pond (ST-3 & ST-4)
To Node: TAILWATER (ST-4)
Link Count: 1
Flow Direction: Positive
Damping: 0.0000 ft
Weir Type: Paved Road Vertical
Geometry Type: Rectangular
Invert: 15.00 ft
Control Elevation: 0.00 ft
Max Depth: 1.25 ft
Max Width: 2.00 ft
Fillet: 0.00 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients

Weir Default: 2.600
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Percolation Link: PERC			
Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Retention Pond (ST-3 & ST-4)		
To Node:	GW-RETENTION	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	195.00 ft
Flow Direction:	Both	Perimeter 2:	506.00 ft
Aquifer Base Elevation:	-9.00 ft	Perimeter 3:	1134.00 ft
Water Table Elevation:	9.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	100.00 ft
Horizontal Conductivity:	14.100 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	14.200 fpd	# of Cells P2 to P3:	10
Fillable Porosity:	0.200		
Layer Thickness:	0.00 ft		

Comment:

Pipe Link: PVC01		Upstream		Downstream	
Scenario:	Scenario1	Invert:	14.00 ft	Invert:	13.81 ft
From Node:	CURB INLET (ST-1)	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	MANHOLE (ST-2)	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Positive	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	75.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: PVC02		Upstream		Downstream	
Scenario:	Scenario1	Invert:	13.81 ft	Invert:	13.79 ft
From Node:	MANHOLE (ST-2)	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Retention Pond (ST-3 & ST-4)	Geometry: Circular		Geometry: Circular	
		Max Depth:	1.25 ft	Max Depth:	1.25 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Positive	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	8.50 ft	Ref Node:		Ref Node:	
FHWA Code:	0	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	0.50	Top Clip			
Exit Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	

Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: PVC04		Upstream		Downstream	
Scenario:	Scenario1	Invert:	14.25 ft	Invert:	14.00 ft
From Node:	GRATE (ST-5)	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	TAILWATER (ST-4)	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Positive	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	99.77 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Weir Link: Sheet Flow			
Scenario:	Scenario1	Bottom Clip	
From Node:	Pre Development	Default:	0.00 ft
To Node:	TAILWATER (ST-4)	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	15.00 ft	Discharge Coefficients	
Control Elevation:	0.00 ft	Weir Default:	2.600
Max Depth:	1.00 ft	Weir Table:	
Max Width:	99.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Weir Link: SWALE03			
Scenario:	Scenario1	Bottom Clip	
From Node:	Retention Pond (ST-3 & ST-4)	Default:	0.00 ft
To Node:	GRATE (ST-5)	Op Table:	
Link Count:	1	Ref Node:	

Flow Direction:	Positive
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Rectangular
Invert:	15.50 ft
Control Elevation:	0.00 ft
Max Depth:	0.60 ft
Max Width:	2.00 ft
Fillet:	0.00 ft

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.600
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Simulation: 100YR-24H

Scenario:	Scenario1
Run Date/Time:	3/20/2026 9:43:49 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FLMOD
		Rainfall Amount:	13.30 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-24H

Scenario:	Scenario1
Run Date/Time:	3/20/2026 11:00:59 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 9.30 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simple Basin : Multi Item | (sim, name) : Runoff Summary [Scenario1]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
100YR-24H	POST Sub Basin 1	0.16	11.5667	13.30	10.51	0.1100
100YR-24H	POST Sub Basin 2	0.16	11.3333	13.30	11.77	0.1800
100YR-24H	PRE Basin	0.43	12.4000	13.30	3.93	0.2900
25YR-24H	POST Sub Basin 1	0.16	11.6500	9.30	6.71	0.1100
25YR-24H	POST Sub Basin 2	0.16	11.5167	9.30	7.86	0.1800
25YR-24H	PRE Basin	0.16	12.4667	9.30	1.75	0.2900

Sim	Node Name	Warning Stage [ft]	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]	Maximum Total Outflow Rate [cfs]
25YR-24H	CURB INLET (ST-1)	16.00	15.11	0.16	0.37
25YR-24H	GW-RETENTION	13.60	9.00	0.15	0.00
25YR-24H	MANHOLE (ST-2)	15.50	15.10	0.37	0.43
25YR-24H	Pre Development	0.00	15.01	0.16	0.16
25YR-24H	Retention Pond (ST-3 & ST-4)	16.10	15.10	0.57	0.32
25YR-24H	TAILWATER (ST-4)	0.00	15.00	0.31	0.00

Link Name	From Node Name	To Node Name	Maximum Flow Rate [cfs]
Emergency Weir	Retention Pond (ST-3 & ST-4)	TAILWATER (ST-4)	0.17
PERC	Retention Pond (ST-3 & ST-4)	GW-RETENTION	0.15
PVC01	CURB INLET (ST-1)	MANHOLE (ST-2)	0.37
PVC02	MANHOLE (ST-2)	Retention Pond (ST-3 & ST-4)	0.43
PVC04	GRATE (ST-5)	TAILWATER (ST-4)	0.00
Sheet Flow	Pre Development	TAILWATER (ST-4)	0.16
SWALE03	Retention Pond (ST-3 & ST-4)	GRATE (ST-5)	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
25YR-24H	Retention Pond (ST-3 & ST-4)	0.0000	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	0.2511	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	0.5050	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	0.7527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	1.0027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	1.2527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	1.5027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	1.7527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	2.0027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	2.2527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	2.5027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	2.7527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	3.0027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	3.2527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	3.5027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	3.7527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	4.0027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	4.2527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	4.5027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	4.7527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	5.0027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	5.2527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	5.5027	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	5.7527	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	6.0027	13.61
25YR-24H	Retention Pond (ST-3 & ST-4)	6.2527	13.62
25YR-24H	Retention Pond (ST-3 & ST-4)	6.5023	13.67
25YR-24H	Retention Pond (ST-3 & ST-4)	6.7529	13.73
25YR-24H	Retention Pond (ST-3 & ST-4)	7.0001	13.77
25YR-24H	Retention Pond (ST-3 & ST-4)	7.2503	13.80
25YR-24H	Retention Pond (ST-3 & ST-4)	7.5003	13.83
25YR-24H	Retention Pond (ST-3 & ST-4)	7.7503	13.85
25YR-24H	Retention Pond (ST-3 & ST-4)	8.0003	13.87
25YR-24H	Retention Pond (ST-3 & ST-4)	8.2503	13.89
25YR-24H	Retention Pond (ST-3 & ST-4)	8.5003	13.92
25YR-24H	Retention Pond (ST-3 & ST-4)	8.7503	13.94
25YR-24H	Retention Pond (ST-3 & ST-4)	9.0005	13.97
25YR-24H	Retention Pond (ST-3 & ST-4)	9.2507	14.00
25YR-24H	Retention Pond (ST-3 & ST-4)	9.5025	14.03
25YR-24H	Retention Pond (ST-3 & ST-4)	9.7525	14.06
25YR-24H	Retention Pond (ST-3 & ST-4)	10.0008	14.10
25YR-24H	Retention Pond (ST-3 & ST-4)	10.2502	14.14

Sim	Node Name	Relative Time [hrs]	Stage [ft]
25YR-24H	Retention Pond (ST-3 & ST-4)	10.5014	14.20
25YR-24H	Retention Pond (ST-3 & ST-4)	10.7508	14.26
25YR-24H	Retention Pond (ST-3 & ST-4)	11.0011	14.33
25YR-24H	Retention Pond (ST-3 & ST-4)	11.2503	14.40
25YR-24H	Retention Pond (ST-3 & ST-4)	11.5000	14.51
25YR-24H	Retention Pond (ST-3 & ST-4)	11.7502	14.71
25YR-24H	Retention Pond (ST-3 & ST-4)	12.0001	14.90
25YR-24H	Retention Pond (ST-3 & ST-4)	12.2502	15.05
25YR-24H	Retention Pond (ST-3 & ST-4)	12.5002	15.09
25YR-24H	Retention Pond (ST-3 & ST-4)	12.7500	15.10
25YR-24H	Retention Pond (ST-3 & ST-4)	13.0006	15.10
25YR-24H	Retention Pond (ST-3 & ST-4)	13.2505	15.10
25YR-24H	Retention Pond (ST-3 & ST-4)	13.5000	15.10
25YR-24H	Retention Pond (ST-3 & ST-4)	13.7507	15.10
25YR-24H	Retention Pond (ST-3 & ST-4)	14.0001	15.10
25YR-24H	Retention Pond (ST-3 & ST-4)	14.2500	15.10
25YR-24H	Retention Pond (ST-3 & ST-4)	14.5002	15.09
25YR-24H	Retention Pond (ST-3 & ST-4)	14.7503	15.05
25YR-24H	Retention Pond (ST-3 & ST-4)	15.0006	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	15.2501	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	15.5001	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	15.7502	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	16.0001	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	16.2500	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	16.5002	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	16.7500	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	17.0001	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	17.2503	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	17.5002	15.04
25YR-24H	Retention Pond (ST-3 & ST-4)	17.7500	15.03
25YR-24H	Retention Pond (ST-3 & ST-4)	18.0004	14.95
25YR-24H	Retention Pond (ST-3 & ST-4)	18.2503	14.88
25YR-24H	Retention Pond (ST-3 & ST-4)	18.5005	14.81
25YR-24H	Retention Pond (ST-3 & ST-4)	18.7507	14.74
25YR-24H	Retention Pond (ST-3 & ST-4)	19.0003	14.67
25YR-24H	Retention Pond (ST-3 & ST-4)	19.2502	14.60
25YR-24H	Retention Pond (ST-3 & ST-4)	19.5002	14.54
25YR-24H	Retention Pond (ST-3 & ST-4)	19.7501	14.49
25YR-24H	Retention Pond (ST-3 & ST-4)	20.0002	14.43
25YR-24H	Retention Pond (ST-3 & ST-4)	20.2508	14.38
25YR-24H	Retention Pond (ST-3 & ST-4)	20.5008	14.33
25YR-24H	Retention Pond (ST-3 & ST-4)	20.7507	14.28

Sim	Node Name	Relative Time [hrs]	Stage [ft]
25YR-24H	Retention Pond (ST-3 & ST-4)	21.0011	14.23
25YR-24H	Retention Pond (ST-3 & ST-4)	21.2520	14.19
25YR-24H	Retention Pond (ST-3 & ST-4)	21.5014	14.15
25YR-24H	Retention Pond (ST-3 & ST-4)	21.7510	14.12
25YR-24H	Retention Pond (ST-3 & ST-4)	22.0010	14.09
25YR-24H	Retention Pond (ST-3 & ST-4)	22.2515	14.06
25YR-24H	Retention Pond (ST-3 & ST-4)	22.5003	14.04
25YR-24H	Retention Pond (ST-3 & ST-4)	22.7500	14.01
25YR-24H	Retention Pond (ST-3 & ST-4)	23.0003	13.99
25YR-24H	Retention Pond (ST-3 & ST-4)	23.2517	13.97
25YR-24H	Retention Pond (ST-3 & ST-4)	23.5051	13.95
25YR-24H	Retention Pond (ST-3 & ST-4)	23.7561	13.93
25YR-24H	Retention Pond (ST-3 & ST-4)	24.0072	13.91
25YR-24H	Retention Pond (ST-3 & ST-4)	24.2528	13.87
25YR-24H	Retention Pond (ST-3 & ST-4)	24.5019	13.79
25YR-24H	Retention Pond (ST-3 & ST-4)	24.7503	13.67
25YR-24H	Retention Pond (ST-3 & ST-4)	25.0017	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	25.2542	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	25.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	25.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	26.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	26.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	26.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	26.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	27.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	27.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	27.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	27.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	28.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	28.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	28.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	28.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	29.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	29.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	29.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	29.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	30.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	30.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	30.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	30.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	31.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	31.2515	13.60

Sim	Node Name	Relative Time [hrs]	Stage [ft]
25YR-24H	Retention Pond (ST-3 & ST-4)	31.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	31.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	32.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	32.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	32.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	32.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	33.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	33.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	33.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	33.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	34.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	34.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	34.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	34.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	35.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	35.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	35.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	35.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	36.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	36.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	36.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	36.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	37.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	37.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	37.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	37.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	38.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	38.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	38.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	38.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	39.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	39.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	39.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	39.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	40.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	40.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	40.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	40.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	41.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	41.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	41.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	41.7515	13.60

Sim	Node Name	Relative Time [hrs]	Stage [ft]
25YR-24H	Retention Pond (ST-3 & ST-4)	42.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	42.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	42.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	42.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	43.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	43.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	43.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	43.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	44.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	44.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	44.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	44.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	45.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	45.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	45.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	45.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	46.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	46.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	46.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	46.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	47.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	47.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	47.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	47.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	48.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	48.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	48.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	48.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	49.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	49.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	49.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	49.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	50.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	50.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	50.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	50.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	51.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	51.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	51.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	51.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	52.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	52.2515	13.60

Sim	Node Name	Relative Time [hrs]	Stage [ft]
25YR-24H	Retention Pond (ST-3 & ST-4)	52.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	52.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	53.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	53.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	53.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	53.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	54.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	54.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	54.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	54.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	55.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	55.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	55.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	55.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	56.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	56.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	56.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	56.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	57.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	57.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	57.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	57.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	58.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	58.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	58.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	58.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	59.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	59.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	59.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	59.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	60.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	60.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	60.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	60.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	61.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	61.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	61.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	61.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	62.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	62.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	62.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	62.7515	13.60

Sim	Node Name	Relative Time [hrs]	Stage [ft]
25YR-24H	Retention Pond (ST-3 & ST-4)	63.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	63.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	63.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	63.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	64.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	64.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	64.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	64.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	65.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	65.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	65.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	65.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	66.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	66.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	66.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	66.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	67.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	67.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	67.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	67.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	68.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	68.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	68.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	68.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	69.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	69.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	69.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	69.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	70.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	70.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	70.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	70.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	71.0015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	71.2515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	71.5015	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	71.7515	13.60
25YR-24H	Retention Pond (ST-3 & ST-4)	72.0015	13.60

Sim	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
25YR-24H	0.0000	13.60	0
25YR-24H	0.2511	13.60	0
25YR-24H	0.5050	13.60	0
25YR-24H	0.7527	13.60	0
25YR-24H	1.0027	13.60	0
25YR-24H	1.2527	13.60	0
25YR-24H	1.5027	13.60	0
25YR-24H	1.7527	13.60	0
25YR-24H	2.0027	13.60	0
25YR-24H	2.2527	13.60	0
25YR-24H	2.5027	13.60	0
25YR-24H	2.7527	13.60	0
25YR-24H	3.0027	13.60	0
25YR-24H	3.2527	13.60	0
25YR-24H	3.5027	13.60	1
25YR-24H	3.7527	13.60	3
25YR-24H	4.0027	13.60	8
25YR-24H	4.2527	13.60	13
25YR-24H	4.5027	13.60	20
25YR-24H	4.7527	13.60	28
25YR-24H	5.0027	13.60	38
25YR-24H	5.2527	13.60	48
25YR-24H	5.5027	13.60	61
25YR-24H	5.7527	13.60	74
25YR-24H	6.0027	13.61	89
25YR-24H	6.2527	13.62	104
25YR-24H	6.5023	13.67	119
25YR-24H	6.7529	13.73	133
25YR-24H	7.0001	13.77	150
25YR-24H	7.2503	13.80	170
25YR-24H	7.5003	13.83	193
25YR-24H	7.7503	13.85	218
25YR-24H	8.0003	13.87	245
25YR-24H	8.2503	13.89	274
25YR-24H	8.5003	13.92	304
25YR-24H	8.7503	13.94	337
25YR-24H	9.0005	13.97	372
25YR-24H	9.2507	14.00	410
25YR-24H	9.5025	14.03	451
25YR-24H	9.7525	14.06	494
25YR-24H	10.0008	14.10	540
25YR-24H	10.2502	14.14	590

Sim	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
25YR-24H	10.5014	14.20	644
25YR-24H	10.7508	14.26	703
25YR-24H	11.0011	14.33	768
25YR-24H	11.2503	14.40	839
25YR-24H	11.5000	14.51	917
25YR-24H	11.7502	14.71	1011
25YR-24H	12.0001	14.90	1121
25YR-24H	12.2502	15.05	1255
25YR-24H	12.5002	15.09	1490
25YR-24H	12.7500	15.10	1770
25YR-24H	13.0006	15.10	2058
25YR-24H	13.2505	15.10	2345
25YR-24H	13.5000	15.10	2633
25YR-24H	13.7507	15.10	2922
25YR-24H	14.0001	15.10	3209
25YR-24H	14.2500	15.10	3497
25YR-24H	14.5002	15.09	3782
25YR-24H	14.7503	15.05	3995
25YR-24H	15.0006	15.04	4177
25YR-24H	15.2501	15.04	4351
25YR-24H	15.5001	15.04	4523
25YR-24H	15.7502	15.04	4693
25YR-24H	16.0001	15.04	4861
25YR-24H	16.2500	15.04	5028
25YR-24H	16.5002	15.04	5194
25YR-24H	16.7500	15.04	5359
25YR-24H	17.0001	15.04	5524
25YR-24H	17.2503	15.04	5687
25YR-24H	17.5002	15.04	5850
25YR-24H	17.7500	15.03	6013
25YR-24H	18.0004	14.95	6145
25YR-24H	18.2503	14.88	6265
25YR-24H	18.5005	14.81	6379
25YR-24H	18.7507	14.74	6487
25YR-24H	19.0003	14.67	6588
25YR-24H	19.2502	14.60	6684
25YR-24H	19.5002	14.54	6774
25YR-24H	19.7501	14.49	6859
25YR-24H	20.0002	14.43	6939
25YR-24H	20.2508	14.38	7014
25YR-24H	20.5008	14.33	7084
25YR-24H	20.7507	14.28	7150

Sim	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
25YR-24H	21.0011	14.23	7212
25YR-24H	21.2520	14.19	7270
25YR-24H	21.5014	14.15	7324
25YR-24H	21.7510	14.12	7375
25YR-24H	22.0010	14.09	7423
25YR-24H	22.2515	14.06	7468
25YR-24H	22.5003	14.04	7512
25YR-24H	22.7500	14.01	7553
25YR-24H	23.0003	13.99	7592
25YR-24H	23.2517	13.97	7629
25YR-24H	23.5051	13.95	7665
25YR-24H	23.7561	13.93	7699
25YR-24H	24.0072	13.91	7731
25YR-24H	24.2528	13.87	7760
25YR-24H	24.5019	13.79	7784
25YR-24H	24.7503	13.67	7800
25YR-24H	25.0017	13.60	7809
25YR-24H	25.2542	13.60	7810
25YR-24H	25.5015	13.60	7811
25YR-24H	25.7515	13.60	7811
25YR-24H	26.0015	13.60	7811
25YR-24H	26.2515	13.60	7811
25YR-24H	26.5015	13.60	7811
25YR-24H	26.7515	13.60	7812
25YR-24H	27.0015	13.60	7812
25YR-24H	27.2515	13.60	7812
25YR-24H	27.5015	13.60	7812
25YR-24H	27.7515	13.60	7812
25YR-24H	28.0015	13.60	7812
25YR-24H	28.2515	13.60	7812
25YR-24H	28.5015	13.60	7812
25YR-24H	28.7515	13.60	7812
25YR-24H	29.0015	13.60	7812
25YR-24H	29.2515	13.60	7812
25YR-24H	29.5015	13.60	7812
25YR-24H	29.7515	13.60	7812
25YR-24H	30.0015	13.60	7812
25YR-24H	30.2515	13.60	7812
25YR-24H	30.5015	13.60	7812
25YR-24H	30.7515	13.60	7812
25YR-24H	31.0015	13.60	7812
25YR-24H	31.2515	13.60	7812

Sim	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
25YR-24H	31.5015	13.60	7812
25YR-24H	31.7515	13.60	7812
25YR-24H	32.0015	13.60	7812
25YR-24H	32.2515	13.60	7812
25YR-24H	32.5015	13.60	7812
25YR-24H	32.7515	13.60	7812
25YR-24H	33.0015	13.60	7812
25YR-24H	33.2515	13.60	7812
25YR-24H	33.5015	13.60	7812
25YR-24H	33.7515	13.60	7812
25YR-24H	34.0015	13.60	7812
25YR-24H	34.2515	13.60	7812
25YR-24H	34.5015	13.60	7812
25YR-24H	34.7515	13.60	7812
25YR-24H	35.0015	13.60	7812
25YR-24H	35.2515	13.60	7812
25YR-24H	35.5015	13.60	7812
25YR-24H	35.7515	13.60	7812
25YR-24H	36.0015	13.60	7812
25YR-24H	36.2515	13.60	7812
25YR-24H	36.5015	13.60	7812
25YR-24H	36.7515	13.60	7812
25YR-24H	37.0015	13.60	7812
25YR-24H	37.2515	13.60	7812
25YR-24H	37.5015	13.60	7812
25YR-24H	37.7515	13.60	7812
25YR-24H	38.0015	13.60	7812
25YR-24H	38.2515	13.60	7812
25YR-24H	38.5015	13.60	7812
25YR-24H	38.7515	13.60	7812
25YR-24H	39.0015	13.60	7812
25YR-24H	39.2515	13.60	7812
25YR-24H	39.5015	13.60	7812
25YR-24H	39.7515	13.60	7812
25YR-24H	40.0015	13.60	7812
25YR-24H	40.2515	13.60	7812
25YR-24H	40.5015	13.60	7812
25YR-24H	40.7515	13.60	7812
25YR-24H	41.0015	13.60	7812
25YR-24H	41.2515	13.60	7812
25YR-24H	41.5015	13.60	7812
25YR-24H	41.7515	13.60	7812

Sim	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
25YR-24H	42.0015	13.60	7812
25YR-24H	42.2515	13.60	7812
25YR-24H	42.5015	13.60	7812
25YR-24H	42.7515	13.60	7812
25YR-24H	43.0015	13.60	7812
25YR-24H	43.2515	13.60	7812
25YR-24H	43.5015	13.60	7812
25YR-24H	43.7515	13.60	7812
25YR-24H	44.0015	13.60	7812
25YR-24H	44.2515	13.60	7812
25YR-24H	44.5015	13.60	7812
25YR-24H	44.7515	13.60	7812
25YR-24H	45.0015	13.60	7812
25YR-24H	45.2515	13.60	7812
25YR-24H	45.5015	13.60	7812
25YR-24H	45.7515	13.60	7812
25YR-24H	46.0015	13.60	7812
25YR-24H	46.2515	13.60	7812
25YR-24H	46.5015	13.60	7812
25YR-24H	46.7515	13.60	7812
25YR-24H	47.0015	13.60	7812
25YR-24H	47.2515	13.60	7812
25YR-24H	47.5015	13.60	7812
25YR-24H	47.7515	13.60	7812
25YR-24H	48.0015	13.60	7812
25YR-24H	48.2515	13.60	7812
25YR-24H	48.5015	13.60	7812
25YR-24H	48.7515	13.60	7812
25YR-24H	49.0015	13.60	7812
25YR-24H	49.2515	13.60	7812
25YR-24H	49.5015	13.60	7812
25YR-24H	49.7515	13.60	7812
25YR-24H	50.0015	13.60	7812
25YR-24H	50.2515	13.60	7812
25YR-24H	50.5015	13.60	7812
25YR-24H	50.7515	13.60	7812
25YR-24H	51.0015	13.60	7812
25YR-24H	51.2515	13.60	7812
25YR-24H	51.5015	13.60	7812
25YR-24H	51.7515	13.60	7812
25YR-24H	52.0015	13.60	7812
25YR-24H	52.2515	13.60	7812

Sim	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
25YR-24H	52.5015	13.60	7812
25YR-24H	52.7515	13.60	7812
25YR-24H	53.0015	13.60	7812
25YR-24H	53.2515	13.60	7812
25YR-24H	53.5015	13.60	7812
25YR-24H	53.7515	13.60	7812
25YR-24H	54.0015	13.60	7812
25YR-24H	54.2515	13.60	7812
25YR-24H	54.5015	13.60	7812
25YR-24H	54.7515	13.60	7812
25YR-24H	55.0015	13.60	7812
25YR-24H	55.2515	13.60	7812
25YR-24H	55.5015	13.60	7812
25YR-24H	55.7515	13.60	7812
25YR-24H	56.0015	13.60	7812
25YR-24H	56.2515	13.60	7812
25YR-24H	56.5015	13.60	7812
25YR-24H	56.7515	13.60	7812
25YR-24H	57.0015	13.60	7812
25YR-24H	57.2515	13.60	7812
25YR-24H	57.5015	13.60	7812
25YR-24H	57.7515	13.60	7812
25YR-24H	58.0015	13.60	7812
25YR-24H	58.2515	13.60	7812
25YR-24H	58.5015	13.60	7812
25YR-24H	58.7515	13.60	7812
25YR-24H	59.0015	13.60	7812
25YR-24H	59.2515	13.60	7812
25YR-24H	59.5015	13.60	7812
25YR-24H	59.7515	13.60	7812
25YR-24H	60.0015	13.60	7812
25YR-24H	60.2515	13.60	7812
25YR-24H	60.5015	13.60	7812
25YR-24H	60.7515	13.60	7812
25YR-24H	61.0015	13.60	7812
25YR-24H	61.2515	13.60	7812
25YR-24H	61.5015	13.60	7812
25YR-24H	61.7515	13.60	7812
25YR-24H	62.0015	13.60	7812
25YR-24H	62.2515	13.60	7812
25YR-24H	62.5015	13.60	7812
25YR-24H	62.7515	13.60	7812

Sim	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
25YR-24H	63.0015	13.60	7812
25YR-24H	63.2515	13.60	7812
25YR-24H	63.5015	13.60	7812
25YR-24H	63.7515	13.60	7812
25YR-24H	64.0015	13.60	7812
25YR-24H	64.2515	13.60	7812
25YR-24H	64.5015	13.60	7812
25YR-24H	64.7515	13.60	7812
25YR-24H	65.0015	13.60	7812
25YR-24H	65.2515	13.60	7812
25YR-24H	65.5015	13.60	7812
25YR-24H	65.7515	13.60	7812
25YR-24H	66.0015	13.60	7812
25YR-24H	66.2515	13.60	7812
25YR-24H	66.5015	13.60	7812
25YR-24H	66.7515	13.60	7812
25YR-24H	67.0015	13.60	7812
25YR-24H	67.2515	13.60	7812
25YR-24H	67.5015	13.60	7812
25YR-24H	67.7515	13.60	7812
25YR-24H	68.0015	13.60	7812
25YR-24H	68.2515	13.60	7812
25YR-24H	68.5015	13.60	7812
25YR-24H	68.7515	13.60	7812
25YR-24H	69.0015	13.60	7812
25YR-24H	69.2515	13.60	7812
25YR-24H	69.5015	13.60	7812
25YR-24H	69.7515	13.60	7812
25YR-24H	70.0015	13.60	7812
25YR-24H	70.2515	13.60	7812
25YR-24H	70.5015	13.60	7812
25YR-24H	70.7515	13.60	7812
25YR-24H	71.0015	13.60	7812
25YR-24H	71.2515	13.60	7812
25YR-24H	71.5015	13.60	7812
25YR-24H	71.7515	13.60	7812
25YR-24H	72.0015	13.60	7812

REPORT OF GEOTECHNICAL ENGINEERING SERVICES
PROPOSED MULTI-FAMILY APARTMENT CONSTRUCTION

OFF EAST LEMON STREET
TARPON SPRINGS, PINELLAS COUNTY , FLORIDA

PROJECT NO.: 01.8090.26

Prepared for:

THE JONES CREW BUILDERS INC.
6541 RIVER ROAD
NEW PORT RICHEY, FL 34652

Prepared by:

104 2nd Avenue SW
Ruskin, Florida 33570
Registration No. 30846

ANTICUS ENGINEERING

Time Honored Experience. Progressive Ingenuity.

January 14, 2026

The Jones Crew Builders Inc.
6541 River Road
New Port Richey, FL 34652

Attn: Jordan Jones
Jordan.Jonescrewbuilders@gmail.com

Subject: Report of Geotechnical Engineering Services
Proposed Multi-Family Apartment Construction
Parcel IDs 07-27-16-99612-009-0070 & 07-27-16-99612-009-0080
Off Lemon Street
Tarpon Springs, Pinellas County , Florida
Anticus Project No: 01.8090.26

To Whom It May Concern:

Anticus Engineering, LLC (Anticus) has completed a geotechnical exploration for the above referenced project, and we are submitting our findings in this report. We conducted this project in general accordance with our Proposal No. 01.8090.26, dated January 7, 2026. This proposal was authorized through the execution of Anticus's Proposal Acceptance Sheet (PAS).

This report explains our understanding of the project, provides a description of the site and subsurface conditions encountered, and presents our recommendations regarding the site preparation and foundation recommendations.

Anticus appreciates the opportunity to be of service to you. We look forward to helping you through project completion. Please contact us if you have any questions.

Respectfully submitted,

Anticus Engineering, LLC
104 2nd Avenue SW Ruskin, Florida 33570

Jeanne A. Berg, State of Florida, Professional Engineer, License No. 50699. This item has been electronically signed and sealed by Jeanne A. Berg on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Jeanne Berg Digitally signed by Jeanne Berg
Date: 2026.01.14 23:01:03 -05'00'

Jeanne Berg, P.E.
FL License No. 50699

Oswaldo Rascon

Oswaldo Rascon, E.I.
Project Manager

Copies Submitted: One (1) Electronic (PDF)

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REPORT OF SUBSURFACE EXPLORATION
PROPOSED MULTI-FAMILY APARTMENTS CONSTRUCTION
OFF EAST LEMON STREET
TARPON SPRINGS, PINELLAS COUNTY , FLORIDA
ANTICUS PROJECT NO. 01.8090.26

1.0 INTRODUCTION

1.1 GENERAL DISCUSSION

Anticus conducted a subsurface exploration for the proposed development located off East Lemon Street in Tarpon Springs, Pinellas County, Florida (more specifically referenced by the Pinellas County Property Appraiser as Parcel IDs 07-27-16-99612-009-0070 and 07-27-16-99612-009-0080). We provided our services in general accordance with our Proposal No. 01.8090.26, dated January 7, 2026 authorized by you utilizing Anticus's Proposal Acceptance Sheet (PAS). The purpose of the exploration was to evaluate subsurface conditions for the proposed construction and to provide geotechnical engineering recommendations regarding site preparation, earthwork procedures and foundation recommendations for the proposed structure. This report presents a brief discussion of our understanding of the project, the exploration procedures and results, and our conclusions and recommendations regarding the above considerations.

1.2 REPORT SUMMARY

Two (2) Cone Penetration Test (SPT) soundings were performed to evaluate the subsurface soils and groundwater conditions with respect to the proposed construction. Additionally, four (4) hand auger borings were performed to further evaluate the shallow subsurface soils and estimate Seasonal High Groundwater Table (SHGWT). One (1) horizontal permeability test and one (1) vertical permeability test were performed to evaluate the saturated permeability rate of the soil profile within the site. The following is an overview of the exploration findings and our geotechnical recommendations. This summary should not be used for planning and design without reading the entire report, which contains more detailed information, and the assumptions made in developing the recommendations.

1. Groundwater was not encountered at depths ranging from approximately 13 to 14 feet below grade in our CPT soundings to the sounding termination depths ranging from approximately 19.8 to 37.8 feet below existing grades. Groundwater was not encountered in the hand auger borings to the termination depth of approximately 8 feet below existing grade at the time of our field services (during the dry season). Based on the Soil Survey of Pinellas County, Florida, prepared by the U.S. Department of Agriculture Natural Resource Conservation Service (NRCS), the SHGWT for this site is greater than 6.0 feet below **natural** ground surface, with a permeability rate of greater than 20 inches per hour. Based on published information and a review of the soil samples collected, the SHGWT is greater than 7.0 feet below **existing** ground surface at the location of HA-1/HA-4.

2. The proposed multi-family apartment structure can be supported by shallow spread and continuous wall footings designed for a maximum soil bearing pressure of 2,500 psf after proper subgrade preparation as described in subsequent paragraphs. Based on the loading and site preparation recommendations contained in this report the total settlement should be less than 1 inch with differential settlement less than ½ of an inch.

3. The preferred soil used for structural fill is fine sand free of organics and debris and containing less than 12 percent material by weight that is finer than a number 200 sieve (fines) (materials conforming to SP and SP-SM in the Unified Soil Classification System [USCS]). SP and SP-SM fine sand was generally present intermittently within the soundings and borings to approximately 8 feet below existing ground surface. All structural fill should be approved by the Geotechnical Engineer prior to use.

4. A site grading plan is not available at this time. We generally assume that a maximum of 3 feet of cut/fill will be utilized to bring the site up to finished grades in the vicinity of the multi-family apartment footprint for grading the site/conveyance of stormwater in accordance with Florida Building Code.

2.0 PROJECT INFORMATION

2.1 EXISTING SITE

The subject property proposed for development is located off East Lemon Street in Tarpon Springs, Pinellas County, Florida (more specifically referred to as Parcel IDs 07-27-16-99612-009-0070 & 07-27-16-99612-009-0090 by the Pinellas County Property Appraiser). The site is generally level and of similar elevation as the surrounding sites. The site is currently vacant and vegetated with trees and grass.

2.2 PROPOSED CONSTRUCTION

It is our understanding that the project will be developed with an approximate two-story, four-unit multi-family apartment structure, with associated pavement, parking/driving areas, and drainage retention area. We assume the construction of the residential Multi-Family Apartment structure will consist of a wood truss system supporting the roof structure, supported by an exterior CMU wall system, supported by a shallow foundation system. Structural loading has not been provided at the time of this report. We have assumed wall loads will be a maximum of 6 kips per linear foot and column loads will be a maximum of 75 kips. We have not been provided a grading plan at this time however, we assume that the proposed site will be consistent in grade to the current site grades, with a maximum of 3 feet of earthwork cut/fill as necessary for grading the site/conveyance of stormwater in accordance with the Florida Building Code. **Once final loading and final grading plan become available, we should be retained to review and modify our recommendations as needed**.

3.0 SITE INFORMATION

3.1 SOIL SURVEY INFORMATION

According to the Soil Survey of Pinellas County, Florida, prepared by the U.S. Department of Agriculture Natural Resource Conservation Service (NRCS, formerly the Soil Conservation Service), the subject property is underlain by Astatula soils and Urban land, 0 to 5 percent slopes (Unit 4). The general soil description described in the Soil Survey are presented in the following table.

SUMMARY OF USDA SOIL SURVEY PINELLAS COUNTY, FLORIDA						
USDA Map Symbol and Soil Name	Depth (in)	Soil Classification		Saturated Hydraulic Conductivity (in/hr)	Seasonal High Water Table	
		USCS	AASHTO		(feet)	Months
(4) Astatula soils and Urban land, 0 to 5 slopes	0-3	SP-SM, SP	A-3	20 to 50	>6.0	Jan-Dec
	3-80	SP-SM, SP	A-3			

It should be noted that information contained in the USDA Soil Survey may not be reflective of current subsurface conditions, particularly if recent development in the project vicinity (which includes man-made ditches and water features) has modified existing soils or surface/subsurface drainage.

4.0 EXPLORATION AND TESTING METHODS

The Cone Penetrometer Test (CPT) soundings were performed with a modular trailer rig at the location shown on the attached Field Test Location Plan, Sheet 1.

The CPT soundings were performed continuously using a series of rods hydraulically pushed into the ground at a constant rate and recording relatively continuous measurements related to the penetration of the cone and the resistance of the surface sleeve of the cone.

The following is a brief description of this field test procedure. The exploratory soundings were performed in accordance with ASTM D 5778, entitled "Standard Method for Performing Electronic Friction Cone and Piezocone Penetration Testing of Soils." The CPT soundings are performed using an integrated electronic cone system, using 20 ton capacity cone with a tip area of 1.55 in² and a friction sleeve area of 23.25 in². The cone is designed with an equal end area friction sleeve and a tip end area ratio of 0.85. The cone takes measurements of cone bearing (qc), sleeve friction (fs) and penetration pore water pressure (u2) at 2-inch intervals during penetration to provide a nearly continuous hydrogeologic log. CPT data reduction and interpretation is performed in real time.

Four (4) hand auger borings were performed by manually twisting a post-hole auger into the soil. The auger consists of two curved blades and a bucket which retains the soil as the auger is advanced. At approximately 6 inch intervals the auger is removed and the soil retained in the bucket is classified and placed in sealed containers for further evaluation by a geotechnical engineer. The soils encountered in the boring were classified utilizing the USCS.

The vertical and horizontal permeability test samples were collected in the field with drive tubes at the location shown on the attached Field Test Location Plan, Sheet 1 as P-1. The generally undisturbed samples were transported back to our laboratory for permeability testing.

At the completion of the field operations, the CPT and hand auger boring holes were abandoned in accordance with Southwest Florida Water Management District guidelines. The overserved procedures used by Anticus for field sampling and testing are in general accordance with ASTM and Florida Method procedures and established engineering practice.

4.1 FIELD EXPLORATION AND TESTING

Two (2) CPT soundings were advanced to approximate depths of 19.8 feet and 37.8 feet below the existing ground surface at soundings CPT-1 and CPT-2, respectively, as illustrated on the attached Field Test Location Plan, Sheet 1. The soundings were proposed to be hydraulically pushed to a depth of approximately 25 feet, however, sounding CPT-1 was terminated early due to encountering refusal material (N-value of greater than 50).

The attached CPT sounding logs represent the interpretation of the conditions encountered at the sounding locations. The stratification lines indicated on the CPT sounding logs represent the approximate boundaries between soil types; however these transitions may be more gradual than indicated. The soil description/classification and equivalent N-value are interpreted based on information gathered during the CPT soundings and based on empirical data, therefore this information should be considered as empirical. The descriptions using “sand & silty sand” can generally be interpreted in Florida as SAND to SAND with Silt (SP/SP-SM) as classified in accordance with the USCS.

Four (4) hand auger borings (HA-1 through HA-4) were performed to an approximate depth of 8.0 feet below existing ground surface, as illustrated on the attached Field Test Location Plan, Sheet 1. The borings were performed to evaluate the shallow soil conditions and to determine the estimated SHGWT.

The Soil Profile, Sheet 2 of the attachments, represents our interpretation of the conditions encountered at each boring location. The stratification lines indicated on the Soil Profile represent the approximate boundaries between soil types; however these transitions may be more gradual than indicated.

One (1) vertical permeability test and one (1) horizontal permeability test were conducted in general accordance with Florida Method Designation FM-5-513 (Falling Head Method) to determine the coefficient of vertical permeability (K_V) and coefficient of horizontal permeability (K_H), respectively. The samples were collected in the field with drive sleeves at the locations shown on the attached Field Test Location Plan, Sheet 1. The generally undisturbed samples were transported back to our laboratory for permeability testing.

The field test locations were located by using a handheld GPS unit. Therefore, the field test locations shown on the attached Field Test Location Plan should be considered as approximate.

5.0 SUBSURFACE CONDITIONS

5.1 GENERAL SOIL PROFILE

Detailed descriptions are presented on the attached soil profile and CPT logs. Variations in subsurface conditions from those encountered may exist intermediate of the sounding and auger boring locations.

5.2 GROUNDWATER

Groundwater was not determined in our CPT soundings to approximate depths ranging from 25.2 to 37.5 feet below existing grade. Groundwater was not encountered in the hand auger borings to the approximate termination depths of 6 feet at the time of our field services (during the end of the dry season).

Groundwater levels fluctuate with time due to seasonal moisture changes and locally heavy precipitation events. Therefore, future groundwater levels may be encountered at depths different from those identified in our borings.

5.3 TYPICAL SEASONAL HIGH WATER TABLE

The SHGWT is typically encountered during late summer following the rainy season. Several factors affect the seasonal high water table including the amount of rainfall; the drainage characteristics of the soils; the land surface elevation; relief points such as lakes, rivers or swamps; and distance to relief points are some more important factors influencing the SHGWT elevation.

Based on visual observation of the soil sampled during the field testing, the estimated SHGWT at the locations of HA-1 and HA-4 is greater than 7.0 feet below existing grade.

5.4 PERMEABILITY TESTING

The data obtained from the permeability testing indicates that the coefficient of permeability for the in-situ soils generally agrees with the information published by the SCS. The permeability samples were collected at approximately 1.5 feet below grade, within the SP material at test location P-1. Please refer to the following table for information pertaining to depths and recommended permeability rates:

Test		K (in./hour)
P-1	K_V	14.2
	K_H	14.1

We recommend an effective porosity (coefficient of storage) of 20% be utilized for design purposes, for the location of HA-3/P-3, as necessary.

5.5 SITE SEISMIC DESIGN RECOMMENDATIONS

This site is located in southwest Florida, a region of the country which does not have a significant seismic risk Based on the methodology outlined in ASCE/SEI 7-22 and in accordance with the current Florida Building Code (FBC), and considering the average N-values and soil types in the top 100 feet (based on the project soil profiles and our experience in this area), it is our opinion that Site Class D (Stiff Soils) may be used for the soil conditions at the site. Based on the referenced methodology, for 0.2 and 1-second spectral response accelerations, the mapped spectral acceleration values are 0.068 g and 0.031 g for S_s and S_1, respectively, with design spectral response acceleration parameters of 0.061 g and 0.044 g for S_{DS} and S_{D1}, respectively (Site Class D).proposed two-story multi-family apartment structure can be supported by shallow spread and continuous wall footings designed for a maximum soil bearing pressure of 2,500 psf after proper subgrade preparation. Based on the loading and site preparation.

6.0 CONCLUSIONS

We base the following conclusions in part on the preceding project information and the results of the subsurface exploration. The following describes our conclusions concerning geotechnical issues associated with the project:

The proposed two-story multi-family apartment structure can be supported by shallow spread and continuous wall footings designed for a maximum soil bearing pressure of 2,500 psf after proper subgrade preparation. Based on the loading and site preparation recommendations contained in this report the total settlement should be less than 1 inch with differential settlement less than ½ of an inch.

7.0 RECOMMENDATIONS

7.1 SITE PREPARATION

7.1.1 Site Stripping

To prepare the site for construction, all existing deleterious material, including clays, organics, construction debris, vegetation and large root systems should be removed. All existing utilities (including septic tanks and lines, if any) should be abandoned properly. After stripping, any pockets of deleterious materials should be undercut. The resulting excavation should be backfilled with soils as discussed in the structural fill section of this report. As a minimum, it is recommended that the clearing operations extend at least five (5) feet beyond the development perimeters.

7.1.2 Subgrade Preparation and Fill Placement

Following the stripping operations, including the removal of any deleterious material, the exposed subgrade should be evaluated and proofrolled as directed by representatives of Anticus to evaluate the subgrade soils for any weak or yielding subgrade areas. The proofrolling should consist of compaction using a large diameter, heavy vibratory drum roller. The vibratory drum roller should have a static drum weight on the order of eight (8) to ten (10) tons and should be capable of exerting a minimum impact force of 36,000 pounds (DYNAPAC CA-250 or equivalent); this is expected to provide adequate results. **The vibratory roller should not be used within 50**

feet of existing structures (if any). These areas should be compacted using a fully loaded 2 cubic yard capacity front-end loader, static roller or equivalent.

Proofrolling should be closely monitored by our engineering technician to observe for unusual deflection of the soils beneath the wheel loads. If unusual or excessive deflection is observed, then the areas should be undercut to firm soils and backfilled with structural fill placed in maximum one-foot thick loose lifts. The proofrolling equipment should make a minimum of eight (8) overlapping passes over the structure and pavement areas with the successive passes aligned perpendicular. It is recommended that within the building and pavement areas, the natural ground, to a minimum depth of one (1) foot below stripped grade, be compacted to a dry density of at least 95% of the modified Proctor maximum dry density.

Following satisfactory completion of the initial proofrolling, the structure and drive access areas may be brought up to finished subgrade levels, as needed. Backfill soils and soils used to bring the structure and pavement areas up to finished subgrade levels should be of the same composition and be compacted to the same criteria as structural fill soils, as subsequently discussed.

If soft pockets are encountered in the footing excavations, the unsuitable materials should be removed and the proposed footing elevation may be re-established by backfilling after the undesirable material has been removed. This backfilling may be done with a very lean concrete or with a well-compacted, suitable fill such as clean sand, gravel, or crushed FDOT No. 57 or FDOT No. 67 stone. Sand backfill should be compacted to a minimum density of 95% of the modified Proctor maximum dry density.

Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to a minimum density of 95% of the modified Proctor maximum dry density. Density tests to confirm compaction should be performed in each fill lift before the next lift is placed. Prior to beginning compaction, soil moisture contents may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve compaction objectives, then water should be applied in such a way that it will not cause erosion or removal of the subgrade soils. Moisture content within the percentage range needed to achieve compaction is recommended prior to compaction of the natural ground and fill.

After compaction and proofrolling, the building foundation excavations can begin. Foundation excavations should be observed by the geotechnical engineer or a representative to explore the extent of any loose, soft, or otherwise undesirable materials. If the foundation excavations appear suitable as load bearing materials, the bottom of the foundation excavations should be compacted to a minimum density of 95 percent of the modified Proctor maximum dry density for a minimum depth of one (1) foot below the bottom of the footing depth, as determined by field density compaction tests.

Backfill soils placed adjacent to footings or walls should be carefully compacted with a light rubber-tired roller or vibratory plate compactor to avoid damaging the footings or walls. Approved sand fills to provide foundation embedment constraint should be placed in loose lifts not exceeding 6 inches and should be compacted to a minimum density of 95 percent of the modified Proctor maximum dry density.

Immediately prior to reinforcing steel placement, it is suggested that the bearing surfaces of all footing and floor slab areas be compacted using hand operated mechanical tampers. In this manner, any localized areas which have been loosened by excavation operations should be adequately recompacted.

7.2 STRUCTURAL FILL

7.2.1 Structural Fill Definition

The preferred soil used for structural fill is fine sand free of organics and debris and containing less than 12 percent material by weight that is finer than a number 200 sieve (fines) (materials conforming to SP and SP-SM in the USCS). All fill should be approved by the Geotechnical Engineer before placement.

7.2.2 Structural Fill Availability

SP and SP-SM sand is generally present from the existing ground surface to approximately 8.0 feet below existing ground surface (the approximate termination depth of the hand auger borings HA-1, HA-2, HA-3 and HA-4). All structural fill should be approved by the Geotechnical Engineer prior to use.

7.2.3 Structural Fill Placement and Compaction

Structural fill with less than 12 percent fines should be placed in lifts not to exceed one foot thick. The fill material should be compacted to at least 95 percent of its modified Proctor maximum dry density (ASTM D-1557). We recommend the upper 1-foot below the floor slab be compacted to at least 95 percent of modified Proctor maximum dry density.

7.3 SITE DEGRADATION DURING CONSTRUCTION

It has been our experience that prior to slab construction, slab subgrades can be significantly disrupted by construction equipment, utility construction, and inclement weather. The soils exposed at the slab subgrade will consist primarily of sands. These materials are particularly susceptible to disturbance. Placement of concrete or fill upon these areas must occur promptly, or these areas will need re-compaction and re-testing.

7.4 FOUNDATIONS

7.4.1 Spread Foundations

Based on the information revealed by our exploration, the two-story multi-family apartment structure can be supported by continuous strip footings bearing on densified residual soil. We recommend use of a maximum allowable net soil bearing pressure of 2,500 psf to size column (if any) and strip footings supported by these materials. Total settlement is anticipated to be less than 1 inch with differential settlement less than ½ inch.

Even though computed foundation dimensions may be less, column foundations should have a minimum width of at least 24 inches and strip foundations should be at least 16 inches wide. These dimensions facilitate densification and hand cleaning of foundation subgrades disturbed by the excavation process and the placement of reinforcing steel. They also reduce the potential

for localized punching shear failure. Foundations should bear at least 18 inches below the finished exterior grade as a bearing capacity requirement.

Foundation excavation will produce a thin veneer of disturbed soil at the footing subgrade. We recommend that the surficial soils exposed at the bottom of the foundation excavation be compacted to at least 95 percent of the soil's modified Proctor maximum dry density. Hand guided vibrating plates can be used. The compaction should be performed and checked prior to placement of reinforcing steel.

All footings should be constructed in a dry fashion. All footing excavations should be covered during rain events. Uncovered excavations may become oversaturated and difficult to compact during rain events. Surface run-off water should be drained away from the excavations and not allowed to pond. It is important that the structural elements be centered on the footings such that the load is transferred evenly unless the footings are proportioned for eccentric loads.

During foundation construction, each foundation excavation should be inspected prior to steel placement. If deleterious soils are observed during footing excavation, then the deleterious soils may require over-excavation and replacement with compacted structural fill or mixing with compacted stabilized (FDOT No. 57 stone) material to allow for a firm and unyielding bearing surface.

7.5 FLOOR SLAB

We assess that no unusual floor loads will be applied to the floor slabs. No extraordinary floor slab performance criteria, such as very low allowable deflection/settlement, are expected. The upper 1-foot of soil beneath the slab areas should be compacted to at least 95 percent of its modified Proctor maximum dry density.

The proposed floor slabs may be safely supported as a slab-on-grade provided any undesirable materials are removed and replaced with controlled structural fill. It is also recommended that the floor slab bearing soils be covered by a lapped polyethylene sheeting in order to minimize the potential for floor dampness which can affect the performance of glued tile and carpet (if any are used). This membrane should consist of a minimum six (6) mil single layer of non-corroding, non-deteriorating sheeting material placed to minimize seams and to cover all of the soil below the building floor. This membrane should be cut in a cross shape for pipes or other penetrations; the membrane should extend to within one-half inch of all pipes or other penetrations. All seams of the membrane should be lapped at least 12 inches. Punctures or tears in the membrane should be repaired with the same or compatible material.

It has been our experience that prior to slab construction, slab subgrades can be significantly disrupted by construction equipment, utility construction, and inclement weather. The soils exposed at the slab subgrade will consist primarily of sands. These materials are particularly susceptible to disturbance. Placement of concrete in these areas must occur promptly, or these areas will likely need re-compaction and re-testing.

7.6 PAVEMENT

The recommended pavement sections have been based on pavement longevity requirements, traffic load distribution and traffic frequency defined as a maximum 20 year 18-kip Equivalent Axle Loads of 11,279 for automobile parking areas (light duty) and 30,567 for heavy duty (truck access). A coefficient of terminal serviceability equal to 2.0 should be used, and periodic maintenance will be required. We recommend a minimum separation of $1^1/_2$ feet between the seasonal high water table and pavement base materials.

The following light duty pavement section is based on the assumption that this area will receive virtually no truck traffic. If it is subjected to truck traffic, then heavy-duty pavement should be used. We have also assumed that compacted fill material in pavement areas will exhibit an LBR value of 20 and that stabilization of the subgrade will be needed to increase the LBR to 40. If site preparation work is performed as described above, the following pavement sections may be utilized:

Section Description **Flexible Pavement Sections**	**Minimum Thickness (in)**	
	Light Duty	Heavy Duty
Surface Course Asphalt Superpave Surface - Type SP-9.5/12.5 Fine, Traffic level "C". Structural Coefficient (0.44) (1.5 inches) = (0.66) or 2 inches = (0.88)	1.5	2
Base Course Crushed Concrete having a minimum LBR of 150 and compacted to at least 98 percent of ASTM D-1557. Structural Coefficient (0.18) (6 inches) = (1.08) or 8 inches = (1.44) **or If SHGWT is greater than one foot below base layer then use:** Limerock having a minimum LBR of 100 and compacted to at least 98 percent of ASTM D-1557. Structural Coefficient (0.18) (6 inches) = (1.08) or 8 inches = (1.44)	6	8
Subgrade Stabilized to a minimum LBR of 40 and compacted to at least 98 percent of ASTM D-1557. Structural Coefficient (0.08) (12 inches) = (0.96)	12	12
Total Structural Coefficient Light Duty = 2.70 **Total Structural Coefficient Heavy Duty = 3.28**		

(1) Limerock base course requires a minimum separation of 18 inches between the bottom of base and the SHGWT.

We recommend that a confirmatory LBR test be performed prior to paving. If the LBR test indicates a value less than 40, thicker pavement sections, or stabilization of the subgrade, will be required.

Note that the common base course material in Florida (limerock) is not free draining and deteriorates if in contact with water.

The choice of pavement base type will depend on final pavement grades. If a minimum separation of 18 inches between the bottom of the base and the seasonal high groundwater level is obtained, then a limerock, shell, or crushed concrete base can be utilized (thickness as noted above). A soil cement base should be utilized if the separation between final grade and the seasonal high groundwater is a minimum of 12 inches and less than 18 inches. Base material elevations should not be designed for saturated conditions. The SHGWT should be re-established relative to a known elevation prior to setting final grades.

A soil cement base should be designed according to FDOT or PCA modified short cut design procedures. Strength of 300 psi should be achieved on laboratory cured compressive strength specimens molded from samples taken from the base material as it is placed. A stabilized subgrade need not be incorporated with a soil cement base. Traffic should not be allowed on the subgrade as the base is placed to avoid rutting. Before paving, the subgrade should be checked for soundness and be true to line and grade prior to paving.

Crushed concrete should be graded in accordance with FDOT Standard Specification Section 901-5. As a guideline for pavement design, we recommend that the base course be a minimum of 6 inches thick in parking areas and 8 inches thick in heavily traveled drives. Before paving, the base should be checked for soundness.

This approach projects an approximate pavement life of 20 years, provided there are no major changes in the project characteristics. We expect that the pavement will not be maintenance free. Any distressed areas should be promptly repaired to prevent the failure from spreading due to loading and water infiltration. Cracks and joints should be sealed annually.

The following rigid pavement section can be considered as an alternative to the flexible pavement section described above:

Section Description Rigid Pavement Sections	Thickness (in)	
	Light Duty	Heavy Duty
Surface Course Concrete with minimum compressive strength of 4,000 psi at 28 days when tested in accordance with ASTM C-39.	5	6
Subbase Compacted soils compacted to at least 98% of the modified Proctor maximum dry density (ASTM D-1557). The soil subgrade should be prepared to achieve a minimum LBR of 40%.	12	12

The thickness of concrete pavement was determined from methods developed by the American Concrete Pavement Association. The method assumes that the subgrade is firm, well compacted and non-pumping and that all joints are properly designed and sealed to minimize moisture in-flow in the subgrade. Also, it is important to ensure that proper concrete curing practices will be employed, such as applying curing compound to prevent moisture loss during the hydration process and that traffic will not be allowed until the concrete has had sufficient time to cure.

The concrete should have a minimum compressive strength of 4,000 psi at 28 days when tested in accordance with ASTM C-39. Based on our experience, a minimum thickness of six (6) inches should be utilized for heavy-duty applications and a minimum thickness of five (5) inches should be utilized for light-duty applications. The soil subgrade should be prepared to achieve a minimum LBR of 40% as mixed and pulverized to a depth of 12 inches below the pavement base elevation. The subgrade soils should be compacted to a minimum density of 98% of the modified Proctor maximum dry density.

The performance of the pavement sections is highly dependent on controlling the moisture of the subgrade soils. It is important that surface drainage be controlled to prevent water

from ponding in pavement areas. If free draining material is to be employed we suggest crushed recycled concrete.

7.7 EXCAVATIONS

In general, structural fill may be excavated from the ponds for this project and/or imported and should consist of fine sands (SP/SP-SM), which can be moved and used for grading purposes, site leveling, general engineering fill, structural fill and backfill in other areas, provided the fill is free of organic materials, clay, debris or any other material deemed unsuitable for construction. All fill should be placed in accordance with the recommendations provided in this report.

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, Part 1926, Subpart P". This document was issued to better insure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, basement excavations or foundation excavations, be constructed in accordance with the new OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractors "responsible persons", as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in all local, state, and federal safety regulations.

We are providing this information solely as a service to our client. Anticus Engineering, LLC does not assume responsibility for construction site safety or the contractor's or other party's compliance with local, state, and federal safety or other regulations.

7.8 GROUNDWATER CONTROL

The groundwater levels presented in this report are the levels that were measured at the time of our field activities. Fluctuation should be anticipated. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on this construction procedure. Groundwater control may be necessary for the construction of the proposed structure foundations. Groundwater can normally be controlled in shallow excavations or rim ditches with a sump pump, with well-points being utilized for deeper excavations, such as the pond excavations, as necessary. During subgrade soil preparation, any soils below design grade could become disturbed by construction activities. If this becomes the case, the contractor may be directed by the owner's representative to remove the disturbed or pumping soils to a depth of 12 to 18 inches below design grade and backfill the area with structural fill.

Water should not be allowed to collect in the foundation excavation, on the floor slab areas, or on prepared subgrades of the construction either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater,

groundwater, or surface runoff. Positive site drainage should be provided to reduce infiltration of surface water around the perimeter of the building and beneath the floor slabs. The grades should be sloped away from the building and surface drainage should be collected and discharged such that water is not permitted to infiltrate the backfill and floor slab areas of the building.

8.0 FOLLOW-UP SERVICES

Our services do not end with the submission of this geotechnical report. Anticus should be kept involved throughout the design and construction process to maintain continuity and to verify that our recommendations are properly interpreted and implemented. To achieve this, we should review project plans and specifications with the designers to see that our recommendations are fully incorporated. We also should be retained to monitor and test the site preparation and foundation construction.

Anticus's familiarity with the site and with the foundation recommendations makes us a valuable part of your construction quality assurance team. Anticus recommends that we be retained by the owner to observe earthwork and foundation construction. Our personnel are uniquely qualified to recognize unanticipated ground conditions and can offer responsive remedial recommendations should these unanticipated conditions occur.

9.0 LIMITATIONS OF REPORT

This report has been prepared for the exclusive use of ***The Jones Crew Builders Inc.*** and their designers for specific application to the project previously discussed. Our conclusions and recommendations have been prepared using generally accepted standards of geotechnical engineering and engineering geology practice in the State of Florida. No other warranty is expressed or implied.

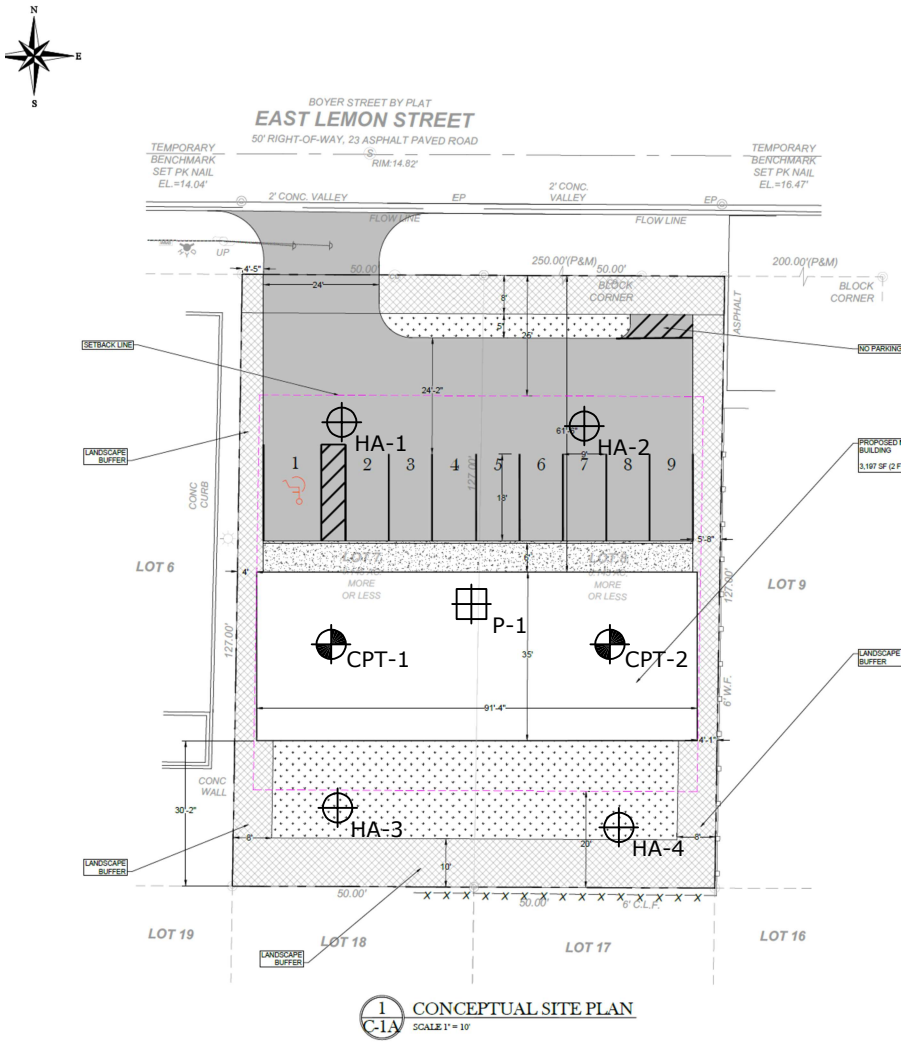
Our conclusions and recommendations are based on the design information furnished to us, the data obtained from the previously described exploration and our experience. They do not necessarily reflect variations in the subsurface conditions, which are likely to exist intermediate of our borings and in unexplored areas of the site due to the inherent variability of the subsurface conditions in this geologic region as well as past land use. Should such variations become apparent during construction, it will be necessary to re-evaluate our conclusions and recommendations based upon on-site observation of the conditions.

If changes are made in the overall design or location of the building and grading scheme, then the recommendations presented in this report may no longer be valid. In such cases, our firm should review the proposed changes to evaluate whether our recommendations need to be modified. The results of this review should be provided in writing. We also request the opportunity to review the foundation plan, grading plan and applicable portions of the project specifications when the design is finalized. This review will allow us to check whether these documents are consistent with the intent of our recommendations.

Sampling and testing of the soil, rock, groundwater, surface water and air for the presence of environmental contamination was beyond the scope of this exploration. We will be glad to provide these services at your request.

The site is underlain by limestone bedrock that is susceptible to dissolution and the subsequent development of karst features such as voids and sinkholes in the natural soil overburden.

Construction in a sinkhole prone area is therefore accompanied by some risk that internal soil erosion and ground subsidence could affect new structures in the future. It is not possible to investigate or design to completely eliminate the possibility of future sinkhole related problems. In any event, the Owner must understand and accept this risk.



1 C-1A CONCEPTUAL SITE PLAN
SCALE 1" = 10'

FIELD TEST LOCATION PLAN

LEGEND

CPT-1 — APPROXIMATE CPT SOUNDING LOCATION

HA-1 — APPROXIMATE LOCATION OF HAND AUGER BORING

P-1 — APPROXIMATE LOCATION OF PERMEABILITY TEST

N

40
20
0
APPROXIMATE SCALE IN FEET

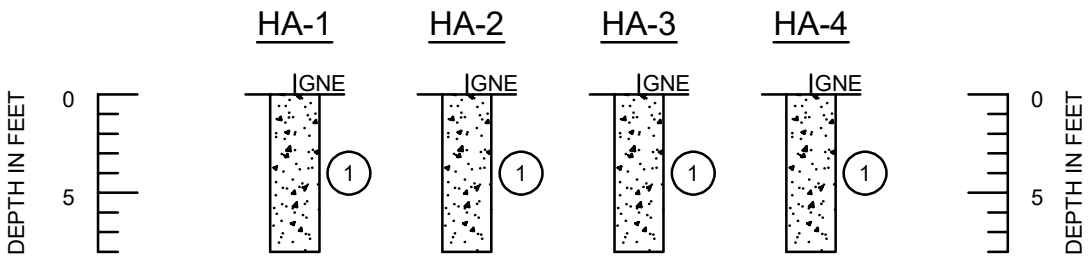
ANTICUS ENGINEERING
104 2nd Avenue SW
Ruskin, FL 33570
Phone/Fax (813) 642-3965

Engineer of Record
Jeanne A. Berg, PE
License No. 50699

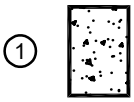
Multi-Family Construction
Off E Lemon Street
Tarpon Springs, FL

Project 01.8090.26
Date January 14, 2026
Scale As Shown
Sheet 1

SOIL PROFILE



LEGEND



Pale Yellow to Ligh Brown SAND to SAND With Silt (SP/SP-SM)

SP — Unified Soil Classification System (ASTM D 2488) Group Symbol As Determined By Visual Review

GNE — Groundwater Not Encountered

Soil Profile Notes:

1. The profiles depicted are of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil profiles include soil description, stratifications and penetration resistances. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.
2. Groundwater levels generally fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels or temporary perched conditions are normally recorded in rainy seasons.

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Off E Lemon Street
Tarpon Springs, FL

Project 01.8090.26

Date January 14, 2026

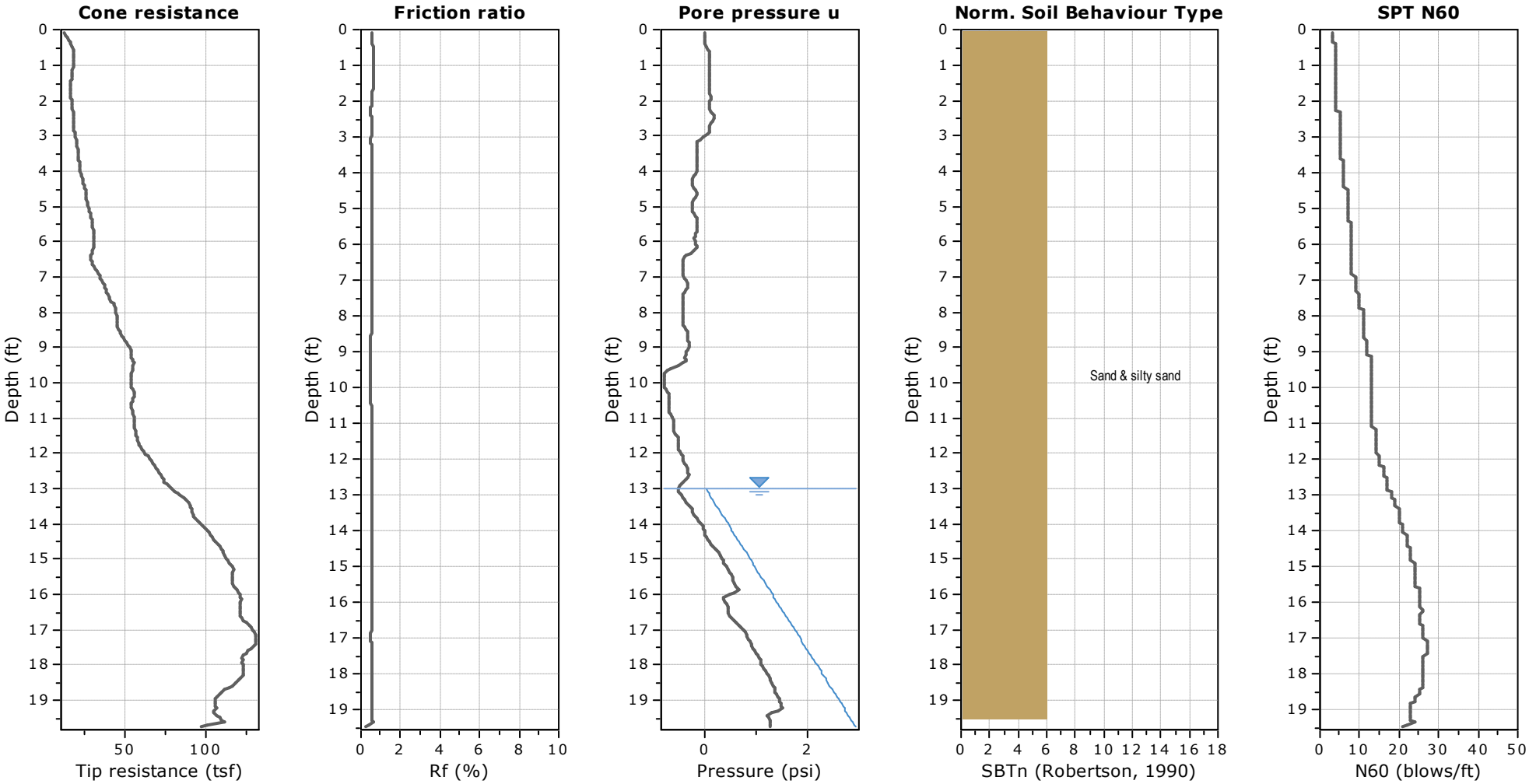
Scale Not To Scale

Sheet 2

Anticus Engineering
104 2nd Ave SW, Ruskin, FL 33570
https://anticuseng.com/

CPT: CPT-1
Total depth: 19.75 ft, Date: 1/14/2026
Est. GWL: 13.00 ft
Cone Type: Vertek VTK

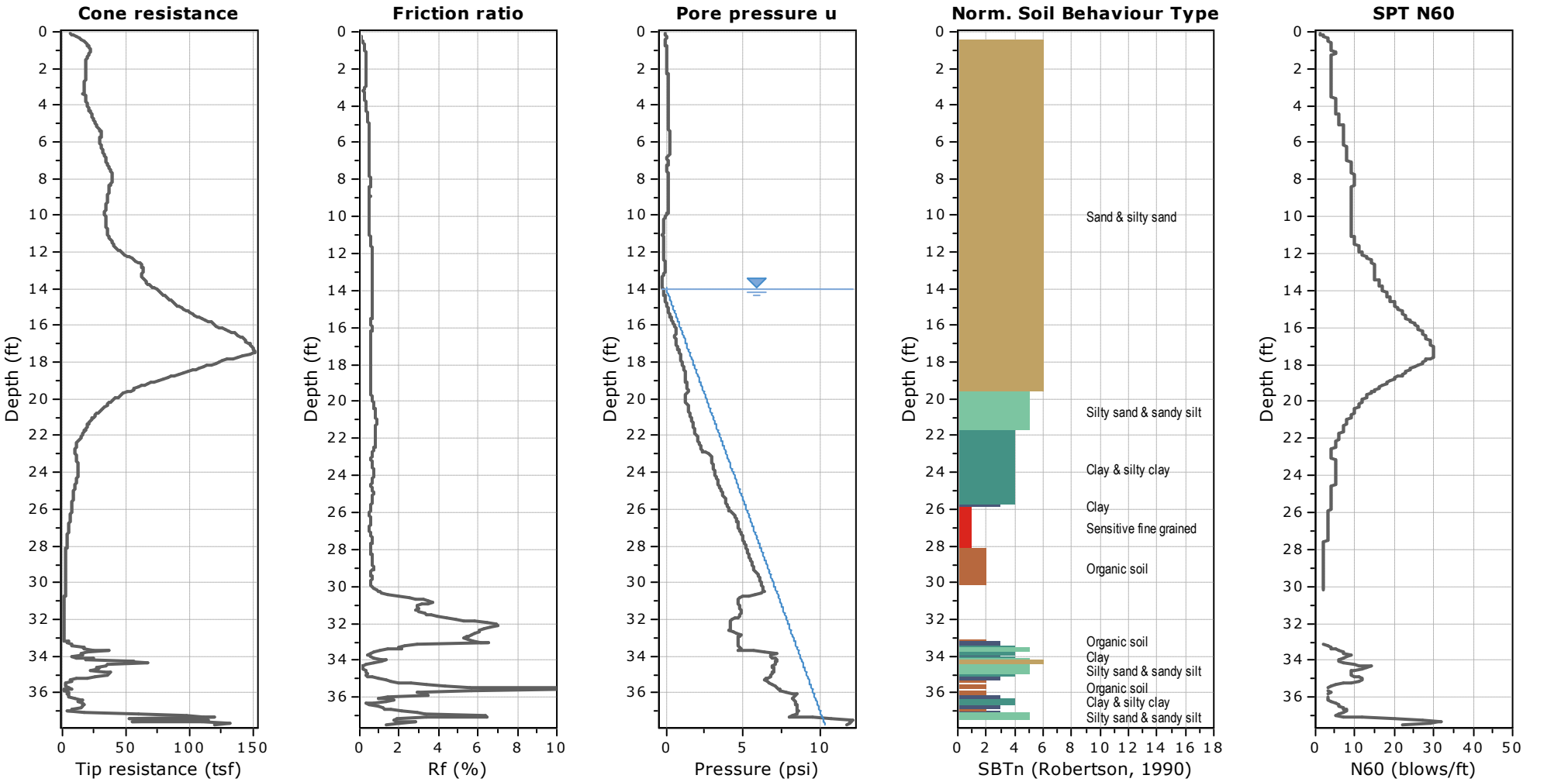
Project: Proposed Multi-Family Apartments
Location: Off E Lemon Street, Tarpon Springs, FL



Anticus Engineering
104 2nd Ave SW, Ruskin, FL 33570
https://anticuseng.com/

CPT: CPT-2
Total depth: 37.75 ft, Date: 1/14/2026
Est. GWL: 14.00 ft
Cone Type: Vertek VTK

Project: Proposed Multi-Family Apartments
Location: Off E Lemon Street, Tarpon Springs, FL



City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #26-08 & #26-07

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611

«AddressBlock»



Application Description: The applicant is requesting conditional use and site plan approval to allow a 4-unit multifamily building to be built in the HB (Highway Business) zoning district on property located approximately 231 feet east of the US Hwy 19 N. and E. Lemon St. intersection (Lots 7 &8).

(Please Reference Applications #26-08 & #26-07)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, April, 20, 2026** at **6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, May 12, 2026** at **6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to Planning@ctsfl.us.

MEMORANDUM

To: Board of Commissioners

Through: Charles Rudd, City Manager

From: Allie Keen, Interim Planning Director

Date: May 12, 2026

Subject: Proposed Amendments Pertaining to Update of Stormwater Management Standards in the Municipal Code and the Land Development Code

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RECOMMENDATION:
Staff recommends approval of the following proposed Municipal Code and Land Development Code amendments pertaining to stormwater management standards:

- **Draft Ordinance 2026-05: Municipal Code:** Draft strike-through/underline update of standards and regulations pertaining primarily to storm sewers/facilities and illicit discharge.

- **Draft Ordinance 2026-06: Land Development Code:** Draft strike-through/underline update of standards and regulations pertaining to stormwater management design compliance for land development projects.

- **Resolution 2026-19 Tarpon Springs Stormwater Technical Manual:** Draft stormwater technical manual for use by professional engineers to design stormwater management systems that comply to the regulatory standards.

BACKGROUND:
The Planning and Zoning Department and the Public Works Streets and Stormwater Division have prepared a coordinated set of draft code updates to address outdated standards and regulations pertaining to stormwater management and illicit discharges to city storm sewers. The updates are contained in two ordinances and one resolution as outlined above.

PLANNING AND ZONING BOARD RECOMMENDATION:
The Planning and Zoning Board heard this item at their regular meeting of April 20, 2026 with six (6) members present. The Board voted unanimously to approve Ordinance 2026-05, Ordinance 2026-06 and Resolution 2026-19. There was no public comment on the item.

STORMWATER CODE CHANGES

Planning and Zoning Board, April 20, 2026

Board of Commissioners, First Reading: May 12, 2026

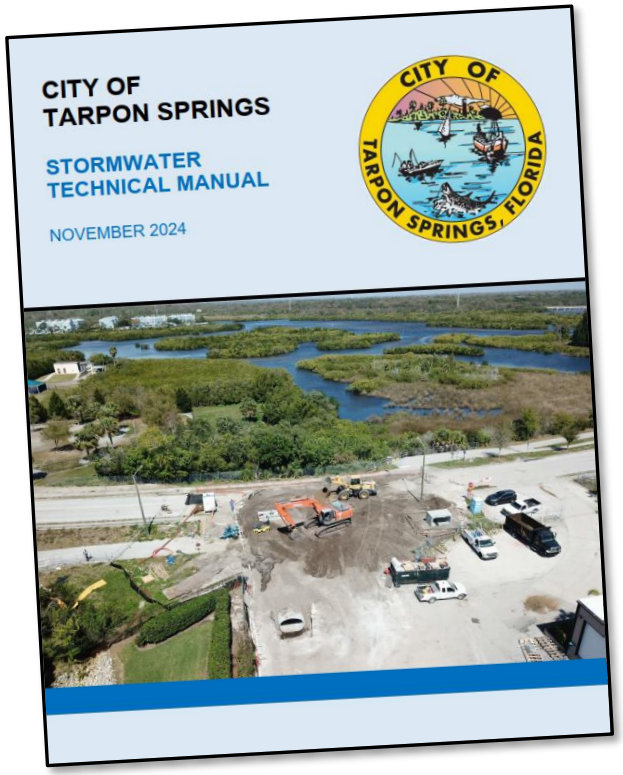
Second Reading: May 26, 2026

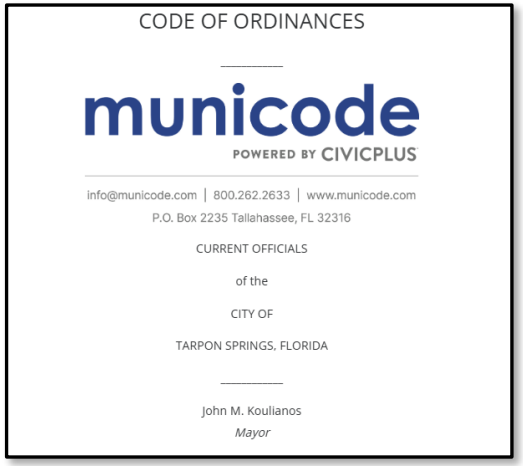
BACKGROUND

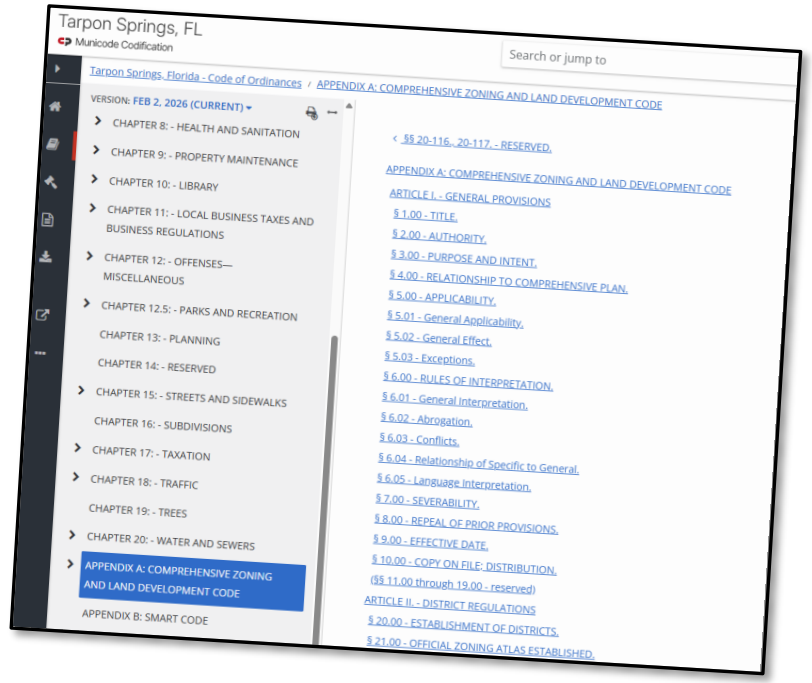
2022: Staff initiated discussion of needed review and updates to the City stormwater land development and municipal code.

2023 - 2024: Draft Stormwater Technical Manual created.

2024 – Present Day: Revisions of Land Development Code and Municipal Code related to stormwater







STORMWATER CODE REVISIONS: WHY NOW AND BENEFITS

Land Development Code (141.00)

- Single-family and duplex development (on lot of record) is currently exempt from City stormwater management plan requirements.
  - This exemption has been challenging for staff since these properties must still demonstrate that their project will not have an adverse impact on surrounding private property or City assets.

  THIS CRITERIA HAS BEEN REVISED WITH THIS REVISION.

- Lacked definitive stormwater criteria to assist development applications.

  THIS CRITERIA HAS BEEN RELOCATED TO THE STORMWATER TECHNICAL MANUAL.

- Missing criteria defining inspections, violations and penalties related to construction of stormwater infrastructure which ultimately protects surrounding water quality.

  THIS CRITERIA HAS BEEN ADDED WITH THIS REVISION.

- Lacked stormwater criteria for proposed redevelopment.

  THIS CRITERIA HAS BEEN RELOCATED TO THE STORMWATER TECHNICAL MANUAL.

STORMWATER CODE REVISIONS: WHY NOW AND BENEFITS

Municipal Code (Article VI: Stormwater Management)

- Missing definitive criteria on how the City's stormwater management utility fee is calculated.

  THIS CRITERIA HAS BEEN ADDED WITH THIS REVISION.

- Outdated definitions related to illicit discharge and the City's Municipal Separate Storm Sewer System (MS4).

  THIS DATA HAS BEEN RELOCATED TO THE STORMWATER TECHNICAL MANUAL.

- Missing violation penalty fee matrix for illicit discharges.

  THIS DATA HAS BEEN ADDED WITH THIS REVISION.

- Missing criteria on extent of illicit discharge violation (minor, moderate, major and willful).

  THIS CRITERIA HAS BEEN ADDED WITH THIS REVISION.

- Missing criteria on obstruction of stormwater.

  THIS CRITERIA HAS BEEN ADDED WITH THIS REVISION.

STORMWATER CODE REVISIONS: WHY NOW?

Development of Stormwater Technical Manual

- Central location for all City stormwater design criteria for all development (and redevelopment) within the City.
- Defined criteria to reduce a development's stormwater management utility fee through use of green infrastructure.
- Includes development application checklists - streamlined development submittals and City permitting process.
- Updates to this document will not require revisions to City Land Development Code or Municipal Code.

Overall Benefits

- A better "roadmap" for development applications (application checklists, clarification on design criteria, etc.). This will streamline the internal city permitting process.
- Increase protection for private properties, City assets and water quality.
- Includes updates that address adopted comp plan changes.
- Better enforcement of City code.

PLANNING AND ZONING BOARD WORKSHOP INPUT

A workshop with the Planning and Zoning Board was held on February 23, 2026 where a first draft of the proposed revisions were reviewed and discussed. The Board asked staff to address three items in the final draft to be scheduled for hearing:

- Clarify that exemptions from the stormwater requirements include projects involving less than 1,945 square feet of *impervious area*, **not** of *lot coverage*:
  - Resolved: See LDC Section 141.01(A) on page 6 for revised language.

- Ensure consistency between the code and the technical manual when using the terms “engineer of record” and “registered design professional”
  - Resolved: See LDC Section 141.07(B) and (D) on page 11 replacing the words “registered design professional” with “Florida-registered professional engineer.”

- Define what the flood hazard area is:
  - Resolved: See LDC Section 146.00, page 132 clarifying “special flood hazard area” designation, and, page 3 of the technical manual defining the “flood zone” as the special flood hazard area.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board held a public hearing on April 20, 2026 with 6 board members present. The Board unanimously recommended approval of the following ordinances and resolution pertaining to stormwater management:

- **Ordinance 2026-05**: Revisions to the Municipal Code
- **Ordinance 2026-06**: Revisions to the Land Development Code
- **Resolution 2026-19**: Adoption of the Stormwater Technical Manual

There was no public comment on the above items.

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, CHAPTER 20 WATER AND SEWERS: ARTICLE VI STORMWATER MANAGEMENT, AND ARTICLE VII STORM SEWER SYSTEM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs regulates the operation and maintenance of its stormwater management and storm sewer systems in accordance with Chapter 20 of the Tarpon Springs Code of Ordinances (hereafter, "Municipal Code"); and

WHEREAS, the current regulations are outdated primarily with respect to the computation method for the stormwater utility fee, and the regulation of material discharges affecting the City's storm sewer systems and waterways; and

WHEREAS, it is desirable to update the City's regulations in order to remain compliant with the City's National Pollutant Discharge Elimination System MS4 permit and to protect the public health, safety and welfare; and,

WHEREAS, the adoption of updated regulatory standards in Chapter 20 of the Municipal Code is necessary to accomplish this; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 20, 2026, held a public hearing and recommended approval of Ordinance 2026-05; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to incorporate the necessary revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. The City of Tarpon Springs Code of Ordinances is hereby amended as provided for in Exhibit A, attached hereto.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

ARTICLE VI. STORMWATER MANAGEMENT[1]

§ 20-70. FINDINGS AND AUTHORITY.

(a) *The stormwater management system.* The city presently owns and operates a stormwater management system which has been developed over a number of years to serve the purpose of collecting, retaining, detaining, treating and disposing of storm and other surface waters. A number of studies have been conducted by the city and other entities, and such studies have indicated that the present system is inadequate to control and manage stormwater run-off within the city. Such studies have additionally determined that it will be necessary and essential to construct improvements and extensions to the system to ensure that the collection, retention, detention, treating and disposal of stormwater within the city to accomplish in order to protect the health, safety and welfare of the citizens of the city as well as the quality of surface water within and adjacent to the city and to protect the receiving waters adjacent to the city from further degradation and to improve the quality of stormwater runoff entering these bodies of water.

(b) *Authority.* The city is authorized by the provisions of F.S. Ch. 166 and § 403.0893, and the Florida Constitution to plan, construct, operate and maintain stormwater management systems and to issue revenue bonds and other debt if needed to finance in whole or part the cost of such system and to establish just and equitable rates, fees and charges for the services and facilities provided by the system.

(c) *Findings and determinations.* It is hereby found, determined and declared as follows:

(1) Those elements of the system for the collection, retention, detention, treatment and disposal of storm and surface water are of benefit and provide services to all property within the city. The treatment of stormwater runoff being discharged into the bodies of water within and adjacent to the city that enters the stormwater management system is of benefit to all property owners within the city. Water discharged into the streets which finds its way into the stormwater management system or adjacent bodies of water is partially treated and improved by the street sweeping program which is an integral part of the city's stormwater management system and all developed properties not retaining all stormwater onsite and which waters ultimately find their way to a street or to an adjacent body of water contribute to the flooding and pollution problem which is intended to be addressed by the management of the street sweeping program and the construction of other capital features of the stormwater management system.

(2) The cost of operating and maintaining the city stormwater management system and financing necessary repairs, replacements, improvements and extension thereof should, to the extent practicable, be allocated in relationship to the user impacts, benefits enjoyed and services received therefrom.

(3) Development of land modifies the run-off response from rainfall. Changes made to the land result in an increased rate of stormwater run-off, an increased volume of run-off and an increase in the pollution in

[1]Editor's note(s)—Ord. No. 2001-27, § 1, passed 8-21-01, amended Art. VI in its entirety, in effect repealing and reenacting Art. VI to read as herein set out. The former Art. VI, §§ 20-70—20-78, pertained to similar subject matter and derived from Ord. 92-03, passed 2-4-92, and Ord. 99-38, passed 11-2-99. The former § 20-79 of Art. VI has been renumbered as § 20-81 at the direction of the city. The historical notation has been retained with the amended provisions for reference purposes.

the run-off, unless the stormwater run-off is completely contained onsite. These adverse impacts create a need for government stormwater services. Those services can be legally funded through the collection of a stormwater user fee. This user fee is to manage the impacts from the modified hydrologic response to rainfall that results from a party electing to develop his or her property. When a party elects to develop their land, a choice has been made to undertake an activity which will create a need for government services. Those services are mandatory unless the party chooses to eliminate the need for any such services by completely retaining those impacts on site. The conversion of pervious surfaces to impervious is one of the primary factors that result in the adverse hydrologic response from land development.

(4) All developed properties within the city are presumed to contribute to the stormwater management system, unless and until the owner of such property establishes that the stormwater runoff from the owner's property is retained, treated and conveyed by a stormwater quality management facility that meets the standards of § 20-79 of this chapter.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-71. DEFINITIONS.

(a) ***CITY.*** The City of Tarpon Springs.

(b) ***DEVELOPED PROPERTY.*** Any property which has been altered from its natural state by the addition of any improvements such as a building, structure, impervious surface or agriculture. For new construction, a property shall be considered developed pursuant to this article:

(1) Upon issuance of a certificate of occupancy, or upon completion of construction or final inspection if no such certificate is issued; or

(2) Where construction is at least 50 percent complete and construction is substantially halted for a period of three months.

(c) ***DWELLING*** or ***RESIDENTIAL UNIT.*** A single unit, excluding apartment building units, providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation. Multi-unit residential structures or complexes shall be deemed to consist of multiple residential units, regardless of whether or not such are served by a single water or sewer connection.

(d) ***EQUIVALENT STORMWATER UNIT (ESU).*** The statistical average impervious area for residential parcels within the city. The ESU is the basic unit for computation of stormwater utility fees and is based on an engineering study conducted within the City of Tarpon Springs. Based on the data for the city, the statistical median for a single family residential lot of measurement of impervious area is hereby determined to be 1,945 square feet.

(e) ***IMPERVIOUS AREA.*** That part of any parcel of land that has been modified in a manner which results in the reduction of the land's natural ability to absorb and hold rainfall, including but not limited to any area which has been paved, filled, graveled or compacted, or covered with a structure. The term excludes uncovered areas such as lawns, landscape areas, gardens, or stormwater pond areas.

(f) ***MULTIFAMILY RESIDENTIAL PROPERTY.*** A building in which two or more living units exist.

(g) ***GENERAL PROPERTY.*** Developed property which is not classified as residential property. This includes but is not limited to apartment buildings, institutional and commercial properties. For the purposes of this article, an apartment is a building and accessories thereto principally used, designed, or adapted for use as occupancy by two or more households, each of which has separate living quarters and each of which is offered for rental by a landlord.

(h) ***PARCEL.*** An area of land with its appurtenances, impervious surfaces or buildings, which, because of its unity of use or commonality of ownership, may be regarded as the smallest conveyable unit of real estate.

(i) ***RESIDENTIAL PROPERTY.*** Any lot or parcel of land developed and designated exclusively for residential purposes, including single family homes, manufactured homes, mobile homes, duplexes, and condominiums (excluding apartment buildings).

(j) ***STORMWATER.*** That part of the precipitation that travels over natural, altered, or improved surfaces to the nearest stream, channel, water body or impoundment; and that which appears in surface waters.

(k) ***STORMWATER MANAGEMENT SYSTEM.*** All natural and man made elements used to convey stormwater from the first point of impact with the surface of the earth to a suitable receiving water or location internal or external to the boundaries of the city. The stormwater management system includes all pipes, channels, streams, ditches, wetlands, utility detention/retention basins, ponds, receiving waters and all other stormwater conveyance and treatment facilities.

(l) ***STORMWATER MANAGEMENT UTILITY FEE.*** A fee for the use of the city's stormwater management system, sometimes referred to in this article as "fee".

(m) ***UNDEVELOPED PROPERTY.*** Property which is not developed property, as that term is defined in this section.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-72. STORMWATER MANAGEMENT UTILITY FEE CREATED.

(a) There is hereby created in the city a stormwater management utility fee, which shall be responsible for the city's stormwater management system;

(b) There is hereby imposed a stormwater management utility fee against all developed property in the city, subject to appropriate credits and adjustments as provided for herein, which contributes stormwater to the city's stormwater management system. A developed property may have such fee reduced or otherwise adjusted if the stormwater run-off from the property is retained, treated and conveyed by a stormwater management facility that has been designed, constructed and is maintained properly by persons other than the city for the purpose of stormwater retention and pollution reduction as is otherwise set forth in this article.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-73. STORMWATER MANAGEMENT UTILITY FEE COMPUTATION.

A stormwater management utility fee, also referred to hereinafter as "fee," is imposed on all developed property within the city for services and facilities provided by the City's infrastructure and stormwater management system. For the purpose of imposing the fee, all developed property within the city shall be divided into two rate classes: residential properties and general properties. These fees shall be computed as follows:

Residential property shall be computed as one (1.0) equivalent stormwater unit (ESU) per dwelling unit, provided it is on an existing lot of record and not proposed for redevelopment, or, the newly proposed total lot impervious area does not exceed 1,945 square feet. Residential lots proposed for development or redevelopment where the total impervious area exceeds 1,945 square feet shall calculate a new proposed ESU based on the methodology below for general properties.

General properties shall be analyzed to determine the amount of square feet of impervious surface area on each parcel subject to the fee and the following formula shall be used to determine the specific stormwater management utility fee for each individual parcel:

Number of ESU's = Impervious area in ~~(~~square feet~~)~~ divided by 1,945 square feet. The resulting calculation in ESU's or portions of ESU's is then multiplied by the ESU fee rate. The resulting fee shall be rounded up to the nearest $0.01.

Since all developed properties within the municipal limits benefit from access and related stormwater management facilities maintained by the City, the minimum ESU that shall be computed for any/all developed parcels shall be 1.0 ESU. The ~~said~~ fee for general properties shall be subject to adjustment from time to time in the event more impervious surface is added to the parcel.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-74. EQUIVALENT STORMWATER UNIT (ESU) RATE.

The ESU rate shall be based on the revenue requirements for the administration, management, improvement, debt obligation, engineering, operation and maintenance of the stormwater management system. The ESU rate will be established from time to time by resolution of the Board of Commissioners and shall be reviewed for adjustment at a public meeting not less than once every three years.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-75. BILLING, PAYMENT, PENALTIES AND ENFORCEMENT.

(a) The statements for the stormwater management utility fee for all properties subject to fee shall be rendered monthly.

(b) The collection of the stormwater management utility fee shall be pursuant to the collection and enforcement provisions set forth in this chapter for the collection and enforcement of other utility fees due the city.

The stormwater management utility fee is for services rendered to the property and the fees therefore are chargeable to the property owner. If the property is tenant-occupied by a single tenant, the property owner may request that the city bill the tenant for such fee and upon said instructions being received in writing and the tenant agreeing to be responsible for such fee, the fee will be billed to the tenant. Multi-tenant properties shall be billed only to the property owner. Residential properties controlled by homeowner associations (HOA) may request to receive one bill and pay Stormwater fees for all units within their jurisdiction upon execution of a written agreement between the city and the HOA. The property owner shall continue to be responsible for any delinquency or other charge unpaid by the tenant. In the event that the fee is being billed to the property owner and the property is tenant occupied, the city may discontinue all utility services to the property or, alternatively, the city may lien the property and no account will be opened for the property until the account is paid in full. In the event the fee is billed to the homeowner association (HOA) and the fee is unpaid, the city may discontinue all utility services to all properties.

A lien for any unpaid fee shall constitute a lien on the said property, superior to the lien of all other encumbrances on the property, except a lien for ad valorem taxes. In the event that the city shall employ an attorney for the collection of such fees, whether suit is brought or not, or shall institute legal process to collect said fee, it shall be entitled to collect a reasonable attorney's fee for the value of the attorney's services in addition to any other cost or interest due and owing from such property owner. The provisions of Article II for collection of utility charges shall apply for collection and enforcement of the stormwater management utility fee and shall be as is otherwise set forth therein and, if not specifically addressed therein, shall be the same enforcement and collection methods applicable to water and sewer services, including the termination of said services to the property. The administrative appeal and hearing procedure applicable to the discontinuance of other utility services shall be applicable to the discontinuance of such services for the nonpayment of the stormwater utility fee.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-76. STORMWATER MANAGEMENT UTILITY FUND.

(a) All stormwater drainage utility fees collected by the city shall be paid into the stormwater utility fund and accounted for separately therein. Such fund shall be used solely for the purpose of paying the cost of operation, monitoring, enforcement, improvement, administration and maintenance of the stormwater drainage facilities of the city. To the extent that the stormwater management fees collected are insufficient to operate or maintain stormwater drainage facilities, such costs may be paid from such city funds as may be determined by the City Commission, but the City Commission may order the reimbursement of such fund if additional and sufficient fees are thereafter collected.

(b) The fees collected shall not be used for general or other governmental or proprietary purposes of the city, except to pay for the equitable share of the cost of accounting, management, administration and government thereof. Other than as described above, the fees and charges shall be used for stormwater management purposes to include but not be limited to paying the cost of planning, operation, repair, improvement, maintenance, engineering, renewal, and replacement of the stormwater management system and monitoring, regulatory enforcement, property acquisition and other costs incidental thereto.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-77. FLOOD LIABILITY.

Floods from stormwater may occur which exceed the capacity of the stormwater system constructed, operated or maintained by funds made available under this article. This article shall not be construed or interpreted to mean that property subject to the fees and charges established herein will always, or at any time, be free from stormwater flooding or flood damage, or that stormwater systems capable of handling all stormwater events can be cost effectively constructed, operated or maintained. Nor shall this article create any liability on the part of, or cause of action, against the city or any official employee thereof, from any flood damage that may result from such storms or the run-off thereof. Nor does this article purport to reduce the need or the necessity for obtaining flood insurance by individual property owners.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-78. ADJUSTMENT OF STORMWATER MANAGEMENT UTILITY FEE.

(a) Any owner, tenant or occupant who has paid the rendered stormwater management utility fee who believes that the said fee is in error may, subject to the limitations set forth in this article, submit an adjustment request to the Director of Public Works~~Services~~ or such other person or persons as is designated for such purpose by the City Manager.

(1) Adjustment requests shall be made in writing and shall set forth in detail the grounds upon which the request for adjustment is made.

(2) The reviewing authority shall review the adjustment request within 90 days of the submittal of the request and shall respond in writing to the requesting fee payer, either denying or granting the request with the reason therefore stated in such response.

(3) The rate adjustment, if granted, will apply retroactively to the date at which the erroneous information was applied to the fee payer's fee, but will not exceed four years prior to the date of the adjustment request. The adjustment shall be in the form of a credit to the fee payer's account on which such adjustment is made.

(4) In the event of denial of the adjustment request, the owner, tenant or occupant making the original adjustment request may, within 30 days of the receipt of the denial, petition for review of the adjustment request to committee appointed by the City Manager for such purpose, which committee will include the Director of Finance and such other person or persons as the City Manager shall deem appropriate to equitably review the adjustment request. Such committee shall review the adjustment request in accordance with the provisions set forth in this ordinance, as well as the documented evidence provided in the original adjustment request and supplemental evidence requested by the Director of Public Works~~Services~~ or provided by the fee payer prior to the decision being made by said committee. Within 60 days of the petition, the committee shall, in writing, either grant or deny the petition. If the petition is granted, the adjustment will be applied to the fee for the requesting customer for the retroactive period identified by the committee, but not greater than four years.

(5) The Director of Public Works~~Services~~, upon discovering an error or oversight in the calculation of the fee may initiate an adjustment request. The request must be made in writing documenting the reasons for the adjustment. In the event that the adjustment would require the increase in fee for a fee payer, the director must provide the adjustment request to the affected fee payer 30 days prior to adjusting the fee and offer the fee payer an opportunity within the stated 30 days to provide reasons why the adjustment should not be made. An increase or decrease in the fee shall not be retroactively effective more than one year from the date of adjustment.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-79. STORMWATER MANAGEMENT UTILITY FEE REDUCTION.

The established fee for developed property within the city is subject to prospective reduction as set forth in this section.

(a) The stormwater management utility fee reduction in the form of a credit shall be allowed and calculated as is otherwise set forth in this section.

(b) In order to encourage the improvement of the quality of stormwater run-off, a reduction in the fee is authorized for those developed properties which are served by a private stormwater quality management facility designed and constructed for the purpose of stormwater collection, storage, treatment, conveyance and stormwater pollution reduction.

(c) A reduction in the fee is allowed for any developed property only if the stormwater run-off from the property is retained, treated and conveyed by a stormwater quality management facility that has been designed, constructed and is maintained properly for the purpose of stormwater retention and pollution reduction. If it is determined by the Director of Public Works~~Services~~ that the stormwater quality management facility has not been, nor is currently being properly maintained, as designed, the said Director of Public Works~~Services~~ may disallow any credit or other adjustment in the fee.

(d) For applicable properties meeting the standards set forth in this section, the fee shall be reduced up to 100 percent of the said fee. All properties which have designed, built and maintained retention basins with no outflow or outlet as properly permitted and allowed pursuant to city ordinances or other administrative regulations of the city or state agencies and which have been designed and maintained to retain and treat stormwater run-off in excess of existing or predevelopment release rates and having a sufficient storage capacity constructed on the property to retain and treat stormwater based on the 100 year frequency, 24 hour duration storm event as defined by the local water management district may qualify for up to a 100 percent credit against such fee. The amount of reduction of the fee shall be equal to the percentage of on-si~~gh~~te retention and treatment for which the stormwater quality management facility has been designed and continuously maintained by the property owner. Such calculation shall be submitted to the city by a properly qualified professional engineer and shall be

confirmed by the city. The reduced fee will thereafter be calculated as the fee determined herein above, multiplied by the factor of the percentage of allowable reduction. Such reduction shall remain in place during times that the standards set forth in this section are maintained as to retention, treatment and conveyance of the stormwater. No said adjustment shall be retroactive and shall be effective as of the next billing cycle following approval by the Director of Public Works~~Services~~ of the adjustment.

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-80. RECORD KEEPING.

(a) It shall be the duty of the City Manager or designee to keep an accurate record of all persons using the services and facilities of the stormwater management system of the city and to make changes in accordance with the rates and charges established in this article.

(b) The City Manager or designee shall prepare a list of all units, developed parcels or other subdivisions of property within the city and determine the appropriate ESU rate for each such parcel."

(Ord. 2001-27, passed 8-21-01; Am. Ord. 2001-40, passed 12-18-01)

§ 20-81. RECLAIMED WATER SYSTEM: RATES AND CHARGES; CONDITIONS OF USE.

There is hereby established the following rates and charges for the use of the reclaimed water system:

(a) *Monthly use fee:* Each customer of the reclaimed water system shall pay the city a monthly use fee of $0.95 per 1,000 gallons or fraction thereof. However, the City-operated golf course shall pay $1,000.00 per month for reclaimed water usage. Customers not located within the limits of the city shall pay the 25 percent surcharge on the rates set forth herein. Initial and final accounts will be prorated based on the number of days of service.

(b) *Regulations:* Only potable water customers shall be permitted to utilize the reclaimed water system. The enforcement of cross-connection and water shortage regulations, and billing and collection procedures, for the reclaimed water system, shall be as established in Articles I, II, III and IV of this chapter. The City Manager is hereby authorized to promulgate such regulations deemed necessary and proper to protect the health and safety of the public, and to protect the integrity of the reclaimed water system, such as, but not limited to, regulations with respect to the scheduling of service, the apportionment of supply, and the assumption of risk by each customer of use of the system.

(Ord. 93-22, passed 8-17-93; Am. Ord. 94-27, passed 7-5-94; Am. Ord. 95-01, passed 2-7-1995; Am. Ord. 2013-22, passed 8-20-13)

Note(s)—See the editor's note to Art. VI.

§§ 20-82.—20-89. RESERVED.

ARTICLE VII. STORM SEWER SYSTEM

§ 20-90. INTENT.

This article is intended to promote the efficient, economic, and safe operation of the city's storm sewer systems, swales and ditches;~~,~~ to protect the health, safety, and general welfare;~~,~~ to prevent and abate pollution

through the regulation and control of connections and discharges of the city's storm sewer systems, swales and ditches; and, to limit the use of the city's storm sewer systems, swales and ditches to the collection, conveyance, treatment, and disposal of stormwater through appropriate regulation and enforcement.

(Ord. 93-15, passed 10-15-93)

§ 20-91. DEFINITIONS.

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AUTHORIZED OFFICIAL. Any employee or agent of the city authorized by the Administrator to administer or enforce the provisions of this article.

ADMINISTRATOR. The City Manager of the City of Tarpon Springs, Florida.

DISCHARGE. Any direct or indirect entry of any solid, liquid, or gaseous matter into the storm sewer system.

DITCH. A drainage conveyance system comprised of a man-made trench or channel, the bottom of which is normally wet, with the upper edges of its two sides normally above water.

ILLICIT DISCHARGE. Any discharge into the city's storm sewers, swales or ditches which is not composed entirely of stormwater, except discharges pursuant to a NPDES permit (other than for discharges from the city's separate storm sewers), and discharges resulting from firefighting activities, water line flushing or other contributions from potable water sources, irrigation water, diverted stream flows, rising groundwater, filtered uncontaminated pumped groundwater, foundation and footing drains, water from crawl space pumps, air conditioning condensation, springs, individual residential car washings, flows from riparian habitats and wetlands, and swimming pools (not including pool backwash water).

MS4 SYSTEM (MUNICIPAL SEPARATE STORM SEWER SYSTEM). A publicly owned conveyance system designed for collecting or conveying stormwater.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). The federal program for issuing, modifying, revoking, reissuing, terminating, monitoring, and enforcing permits, and imposing and enforcing retreatment requirements pursuant to the Clean Water Act.

PERSON. Any individual, corporation, partnership, institution, or other legal entity.

SITE OF INDUSTRIAL ACTIVITY. Any area or facility used for~~rom~~ manufacturing, processing, or raw materials storage, as defined under 40 CFR Section 122.26(b)(14), as amended.

SWALE. A drainage conveyance system comprised of a man-made trench or channel which conveys runoff flows only after significant rainfall events and is typically planted or vegetated.

STORMWATER. Any stormwater runoff, including surface runoff and drainage.

STORMWATER/STORM SEWER SYSTEM. The separate system of conveyances used for collecting, storing, and transporting stormwater within the city, but excluding any facilities intended to be used in accordance with applicable law for collecting and transporting sanitary or other wastewater.

(Ord. 93-15, passed 10-15-93)

§ 20-92. INDUSTRIAL ACTIVITY.

(a) *General prohibitions.* The discharge into the stormwater system in violation of any federal, state, water management district, county, municipal, or other law, rule, regulation, or permit is hereby prohibited.

(b) *Specific prohibitions.* By adoption of industrial activity stormwater regulations, or by issuance of industrial activity stormwater permits, or both, the Administrator may impose reasonable limitations as to the quality of stormwater (including, without limitation, the designation of maximum levels of pollutants) discharged into the stormwater system from sites of industrial activity.

(c) *Administrative orders.* The Administrator may issue an order to any person to immediately cease any discharge determined by the Administrator to be in violation of any provision of this article, or in violation of any regulation or permit issued hereunder.

(d) *NPDES permits.* Any person who holds a National Pollutant Discharge Elimination System (NPDES) permit shall provide a copy of such permit to the Administrator no later than 60 calendar days after the effective date hereof, or 60 days after issuance, whichever occurs last.

(Ord. 93-15, passed 10-15-93)

§ 20-93. ILLICIT DISCHARGES.

(a) *General prohibitions.* Except as stated in subsection (c) hereof, or in accordance with a valid NPDES permit, any discharge into the stormwater system which is not entirely composed of stormwater is hereby prohibited.

(b) *Specific prohibitions.* The discharge to the stormwater system containing any sewage, industrial waste, or other waste materials, or containing any materials in violation of federal, state, municipal, or other laws, rules, regulations, orders, or permits, is hereby prohibited. It shall be unlawful to discharge to any outlet, wetland, or to the municipal storm sewer system within the city or any other system under the jurisdiction of the city, any organic or inorganic matter which causes the water quality of the receiving water to fall below the standards as set forth in Florida Administrative Code, Chapter 62-302. In no case shall silt, sediment or soil, grass clippings, vegetative material, and/or vegetative debris either intentionally or accidentally, be washed, swept, or blown off into stormwater drains, ditches, drainage conveyances, surface waters, roadways, or curbs. Exceptions to the above prohibitions are those set forth in the definition of illicit discharge, Section 20-91.

(c) *Authorized exceptions.* Unless the Administrator determines that such discharges are not properly managed or otherwise not acceptable, the following discharges are exempt from the general prohibition set forth under subsection (a) hereof: discharges pursuant to a NPDES permit; flows from firefighting, water pipeline flushing and other contributions from potable water sources, landscape irrigation, and lawn watering, irrigation water, diverted stream flows, rising groundwaters, direct infiltration to the stormwater system, sediment and pollutant filtered uncontaminated pumped groundwater, foundation and footing drains, water from crawl space pumps, air conditioning condensation, natural springs, individual residential car washing, flows from riparian habitats and wetlands, and dechlorinated swimming pool contributions (not including pool filter backwash water). Swimming pools must be drained to vegetated land and cannot be discharged directly to an impervious surface that connects with MS4 system. A minimum of 5 feet of clear/open space must be maintained between the end of the drain hose and the impervious surface.

(d) *Illicit connections.* No person may maintain, use, or establish any direct or indirect connection to the City's stormwater system which results in any discharge in violation hereof. This prohibition shall be retroactive and shall apply to connections previously made, regardless of whether made under a permit, or other authorization, or whether permissible under laws or practices applicable or prevailing at the time the connection was made.

(e) *Administrative order.* The Administrator may issue an order to any person to immediately cease any discharge, or any connection to the stormwater system, determined by the Administrator to be in violation of any provision of this article, or in violation of any regulation or permit issued hereunder.

(Ord. 93-15, passed 10-15-93)

(f) Unlawful and Illicit Discharge Enforcement.

(1) Evidence of an unlawful or illicit discharge shall be inspected by any authorized representative of the city qualified to perform an unlawful or illicit discharge inspection. Should evidence be present of an unlawful or illicit discharge, a Notice of Violation shall be issued and served upon the alleged violator pursuant to requirements of Chapter 2, Article VIII of the Municipal Code.

(2) The Notice of Violation shall contain:

(a) The name and address of the alleged violator,

(b) The address when available or a description of the building, structure, or land upon which the violation(s) is/are occurring or has occurred. Should the violation(s) originate from an upstream location, the originator shall be held accountable;

(c) A statement specifying the nature of the violation(s);

(d) A description of the remedial measures necessary to restore compliance with this article and a time frame for the completion of such remedial actions,

(e) A statement of the penalty or penalties that shall or may be assessed against the person or entity to whom the Notice of Violation is directed;

(f) A statement specifying that should remedial work be required, and should the violator fail to restore compliance within the established time schedule, the work will be done by the City or by a contractor on behalf of the City and, the expense thereof shall be charged to the violator.

(3) In the event that the alleged violator fails to take the remedial measures set forth in the Notice of Violation or otherwise fails to cure the violations described in the Notice of Violation within the time described in the Notice of Violation or the violator is alleged to have repeat violations, the city may seek a fine to be imposed pursuant to the Section 2-168 of Article VIII of the Municipal Code.

(4) Notwithstanding the fine amounts provided for in Section 2-168 of Chapter 2, Article VIII of the Municipal Code, upon being properly notified that an order issued by the Code Enforcement Board has not been complied with within the time established in such order, or upon finding that a repeat violation has been committed, the Board may order the violator to pay a fine to the City pursuant to the schedule of fines in the following table until the violation is remediated and the area of concern is returned to original, pre-illicit/unlawful discharge condition.

		EXTENT OF VIOLATION			
		VIOLATION	MINOR	MODERATE	MAJOR
VIOLATOR	RESIDENTIAL	1st Offense	Warning/Education	$250 per day	$1,000 - $5,000 per day
		2nd Offense	$75 per day	$500 per day	
		3 or More	$200 per day	$750 per day	

	COMMERCIAL	1st Offense	Warning/Education	$400 per day	$5,000 - $10,000 per day
		2nd Offense	$200 per day	$800 per day	
		3 or More	$400 per day	$1,200 per day	
		Max Accrued Violation	$2,000	$6,000	No Maximum
	ACTIVE CONSTRUCTION	1st Offense	NOV/Stop Work Order	$800 per day	$5,000 - $10,000 per day
		2nd Offense	$300 per day	$1,600 per day	
		3 or More	$500 per day	$2,400 per day	
		Max Accrued Violation	$2,500	$12,000	No Maximum

(a) Violator

1. Residential violators shall be considered but not limited to: homeowners, renters, visitors, homeowners performing construction or maintenance on their real property without the assistance of a licensed contractor, and persons not working in a commercial or business capacity.

2 Commercial violators shall be considered but not limited to businesses, employees performing tasks related to a commercial entity or business, persons working in a commercial or work- related capacity, landscapers with or without Best Management Practices certification.

3 Active Construction violators shall be considered but not limited to active construction site contractors and active construction site employees on residential and commercial properties.

(b) Extent of Violation

1. Minor violation shall be a release or discharge of non-toxic materials such as, but not limited to: yard debris, sand, gravel, or sediment from construction activities. A minor violation shall be a discharge or release that can be repaired, removed, or cleaned to original condition without the involvement of a certified remediation specialist. A minor violation cannot be a direct discharge into the MS4 or a direct discharge to surface waters. If a violation of a minor material is purposefully discharged directly into the MS4 or to surface waters, it automatically constitutes a moderate violation.

2. Moderate violation shall be a release or discharge of potentially harmful materials such as, but not limited to: concrete, masonry products, or uncontaminated drilling mud. A moderate violation shall be a discharge or release that may require the assistance of a certified remediation specialist, or other trained professional, but does not

cause structural damage or impair the function of the drainage system. A moderate violation cannot be a direct discharge into the MS4 or a direct discharge to surface waters. If a violation of a moderate material is purposefully discharged directly into the MS4 or to surface waters, it automatically constitutes a major violation.

3. Major violation shall be a release or discharge of toxic or health-threatening materials such as, but not limited to: sewage, paint, chemicals, or petroleum products. A major violation shall be a discharge or release that may require the assistance of a certified remediation specialist, or other trained professional. A major violation may significantly impair drainage or structures, may require removal of soil due to contamination, or replacement of pavement or structures. Willful discharges of any substance referenced in Section 20-93 of this Article directly into the MS4 or a direct discharge to surface waters shall constitute a major violation based on the negligent manner of the violation. The fine assessed for a major violation shall be determined by the Code Enforcement Board based on evidence presented at the Code Enforcement Board hearing concerning the violation and a recommendation by the City Manager or the Director of Public Works or their designee.

4. Willful discharges of any substance referenced in Section 20-93 of this Article directly into the MS4 or a direct discharge to surface waters shall constitute a moderate or major violation based on the negligent manner of the violation.

(c) Additional Assessment Costs

In addition to the fine assessed based on the extent of the violation and the type of violator, the city is entitled to recover the following:

1. Remediation Costs: actual costs incurred by the city for remediation.

2. Laboratory / Analyses Costs: any laboratory costs incurred by the city in the course of the investigation of the violation and the clean-up process.

3. Administrative Costs: an administrative fee will be added to the penalty cost for investigative costs incurred by the city. A log will be kept to accurately track the total number of hours spent on a violation by city staff as well as expenses such as cost of copies and postage.

(d) Order Constitutes Lien

Refer to § 2-168 of the Municipal Code for fines, liens and foreclosure procedures.

§ 20-94. SPILLS AND DUMPING.

(a) *General prohibitions.* Except as set forth under § 20-93(c) hereof, or in accordance with a valid NPDES permit, any discharge to the stormwater system which is not composed entirely of stormwater is hereby prohibited.

(b) *Specific prohibitions.* Any discharge to the stormwater system containing any sewage, industrial waste or other waste materials, or containing any materials in violation of federal, state, county, municipal, or other laws, rules, or regulations, is hereby prohibited.

(c) *Notification of spills*. As soon as any person has knowledge of any discharge to the stormwater system in violation of this article, such person shall immediately so notify the Administrator by telephonic communication. Furthermore, if such person is directly or indirectly responsible for such discharge, then such person shall also take immediate action to ensure the containment and removal of such discharge and shall further confirm such containment, by telephonic communication and in writing, to the Administrator within three calendar days.

(d) *Administrative order.* The Administrator may issue an order to any person to immediately cease any discharge, or connection to the stormwater system, determined by the Administrator to be in violation of any provision of this article, or in violation of any regulation or permit issued hereunder.

(e) *Waterway obstructions.*

(1) It shall be unlawful to obstruct the free flow of stormwater in a waterway, channel, swale ditch or in any part of the drainage system or drainage way. This applies to overland surface flow unless such flow is being collected for subsequent discharge. Where trash, garbage, construction by-products, debris, sediment, vegetation growth, or other obstructions interfere with the free flow of stormwater or creates a hazard to public health, welfare and safety, the City Public Works Director or their designee shall notify the owner of record of the property in writing. Violation must be corrected, and the property brought into compliance with City Code within the timeframe mandated by the City Public Works Director or their designee, not to exceed 20 days. Additionally, a stop work order will be issued until such time as the obstruction is removed. The owner of record must reimburse the City for any City-incurred costs associated with this removal within 30 days.

(2) The Director of Public Works or their designee may authorize a temporary restriction to be placed in a waterway or channel provided such restriction is removed by the installer upon the occurrence of hazards to upstream properties, to the public health, or upon notification from the city.

(Ord. 93-15, passed 10-15-93)

§ 20-95. INSPECTIONS AND MONITORING.

(a) *Authority for Inspections.* Whenever necessary to make an inspection to enforce any of the provisions of this article, or regulation or permit issued hereunder, or whenever an authorized official has reasonable cause to believe there exists any condition constituting a violation of any of the provisions of this article, or regulation or permit issued hereunder, any authorized official may enter any property, building, or facility at any reasonable time to inspect the same or to perform any duty related to the enforcement of the provisions of this article or any regulations or permits issued hereunder. Provided, that if such property, building, or facility is occupied, such authorized official shall make a reasonable effort to locate the owner or other person having charge or control thereof and shall request permission to enter. Any request for permission to enter made hereunder shall state that the owner or person in control has the right to refuse entry, and that if entry is refused, the authorized official may enter to make inspection only upon issuance of a search warrant by a duly authorized judicial officer. If the owner or person in control refuses permission to enter after such request has been made, the authorized official is hereby authorized to seek assistance from any court of competent jurisdiction in order to obtain lawful entry. Routine or area-wide inspections shall be based upon such reasonable selection processes as may be necessary to carry out the purposes of this

article, including, but not limited to, random sampling and sampling in areas with evidence of stormwater contamination, non-stormwater discharges, or similar factors.

(b) *Authority for monitoring and sampling.* Any authorized official may place on any property such devices as are necessary to conduct sampling or metering of discharges to the stormwater system. During any inspection made to enforce the provisions of this article, or regulations or permits issued hereunder, any authorized official may take any samples deemed necessary.

(c) *Requirements for monitoring.* The Administrator may require any person engaging in any activity or owning any property, building, or facility (including but not limited to a site of industrial activity) to undertake such reasonable monitoring of any discharge to the stormwater system and to furnish periodic reports.

(Ord. 93-15, passed 10-15-93)

§ 20-96. PENALTIES.

Violation of the provisions hereof shall be deemed a second ~~-~~degree misdemeanor. If a violation is~~be~~ continued, each day of such violation shall constitute a separate offense.

(Ord. 93-15, passed 10-15-93)

§ 20-97. CIVIL REMEDIES.

In addition to the penalties provided in § 20-96, the city may institute any appropriate action or proceeding, including injunctive relief, in order to prevent or abate violations hereof.

(Ord. 93-15, passed 10-15-93)

83150

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-05 was published in said newspaper by print in the issues of 04/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jesaca Bowling
Sworn to and subscribed before me this **04/01/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

LEGAL NOTICE

NOTICE OF AMENDMENT TO CODE OF ORDINANCES

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2026-05

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, CHAPTER 20, ARTICLE VI STORMWATER MANAGEMENT, AND ARTICLE VII STORM SEWER SYSTEM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

A Public Hearing on the proposed ordinance will be held before the **Planning and Zoning Board** on the following date:

Monday, April 20, 2026 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the **Board of Commissioners** on the following dates:

Tuesday, May 12, 2026 @ 6:30 P.M. (1st Reading)
Tuesday, May 26, 2026 @ 6:30 P.M. (2nd Reading)

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's website at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

Please Reference Application #26-26

04/01/26 jb 83150-1

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE FOLLOWING ARTICLES OF THE TARPON SPRINGS CODE OF ORDINANCES APPENDIX A COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE PERTAINING TO STORMWATER MANAGEMENT: ARTICLE VIII PLAN CONSISTENCY, CONCURRENCY MANAGEMENT, AND MOBILITY MANAGEMENT, ARTICLE IX DEVELOPMENT STANDARDS, ARTICLE X SUBDIVISION REGULATIONS, AND ARTICLE XII ADMINISTRATION AND ENFORCEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs regulates the management of stormwater runoff associated with land development through standards contained in the City of Tarpon Springs Code of Ordinances Appendix A: Comprehensive Zoning and Land Development Code (hereafter, "LDC"); and

WHEREAS, the current regulations are outdated primarily with respect to Florida Statutes, and the criteria used by development applicants to demonstrate compliance with the City's adopted stormwater management levels of service; and

WHEREAS, it is desirable to update regulatory standards to facilitate continuing compliance with the City's Level of Service standards for stormwater facilities adopted in the Tarpon Springs 2045 Comprehensive Plan and to protect the public health, safety and welfare; and,

WHEREAS, the adoption of updated regulatory standards in Articles VIII, IX, X and XII of the LDC is necessary to accomplish this; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 20, 2026, held a public hearing and recommended approval of Ordinance 2026-06; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to incorporate the necessary revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. The City of Tarpon Springs Code of Ordinances is hereby amended as provided for in Exhibit A, attached hereto.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

ARTICLE VIII. PLAN CONSISTENCY, CONCURRENCY MANAGEMENT, AND MOBILITY MANAGEMENT

§ 122.08 Drainage.

(A) Sufficient available capacity to maintain the following levels of service shall be demonstrated:

(1) Refer to the City Stormwater Technical Manual for minimum level of service requirements.~~25 year frequency storm, 24 hour duration.~~

(2) ~~Post development runoff shall not exceed predevelopment runoff for quality and quantity.~~ Refer to the City Stormwater Technical Manual for minimum discharge quantity/quality requirements.

(B) The proposed drainage system shall comply with the development standards ~~for drainage~~ of this Code and, of the City Stormwater Technical Manual (including the retrofitting requirements for existing systems), and, with the ~~ambient~~ water quality and quantity standards of the Southwest Florida Water Management District~~,~~ and the Florida Department of Environmental Protection~~, and Chapter 17-25, FAC~~.

(C) The discharge of drainage shall not further degrade the receiving surface water body.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

ARTICLE IX. DEVELOPMENT STANDARDS

§ 127.00 PARKING REQUIREMENTS.

It is the purpose of §§ 127.01 through 127.05 to establish standards which promote the orderly, efficient, and safe layout of parking areas designed to complement the use they serve.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 127.03 Design standards.

(A) All parking lots shall be designed to meet the standards established herein.

(B) All required parking shall be located as follows:

(1) Within 660 feet, measured along the most direct pedestrian route, of the main entrance of the use which it is designed to serve; and

(2) On land in the same ownership as the use the parking is intended to serve; and

(3) On land which has the same zoning classification, or a zoning classification which allows the use as Permitted or Conditional, as the use the parking is intended to serve.

(4) Off-street parking may be provided as an ancillary non-residential use only in the RM (Residential Multi-family) district. Such parking, regardless of the number of spaces provided may be counted toward no more than 25% of total required parking, after the application of parking credits, for the use it is intended to serve and must be located within 500 feet of the primary use it serves. Such use shall require Conditional Use Review.

(C) As an alternative to the above, off-street parking may be approved as a part of the site plan review process provided the parking provided at alternative locations does not constitute an excess of 25% of the total required off-street parking, and the alternative location is within 750 feet of the use to be served, measured along the most direct pedestrian route.

(D) Parking lots shall be improved with a permanent all-weather paving material which is graded to drain stormwater in accordance with the stormwater management requirements of this Code. Turf blocks may be used as required by the landscaping requirements of this Code. Crushed shell, mulch, grass or other material for non-ADA compliant parking spaces may be used if~~as~~ approved by the City of Tarpon Springs ~~Engineering Department~~Director of Public W~~w~~orks or their designee. ~~may be utilized as provided in Section 127.03(L) below~~.

(E) All paved parking spaces which serve any use other than single family or two family dwellings located in driveways shall be marked by durable painted lines.

(F) Directional signs and surface markings shall be provided as required for safe and effective vehicular and pedestrian traffic flow and shall be installed in accordance with the Manual of Uniform Traffic Control Devices, latest edition.

(G) With the exception of driveways serving single family and two-family dwellings, no off-street parking space shall be designed in a manner where a vehicle is required to back into a public right-of-way to gain egress. As an exception to this rule, uses requiring 10 or fewer spaces may back directly into a functional public alley.

(H) Fire lanes shall be provided in accordance with the requirements of the NFPA 1141 and Section 135.00 of this Code.

(I) Parking lots which serve public parks may be provided with up to 100% of the required parking in turf block, grass, or mulch. Access aisles serving such spaces must be paved, and the grass spaces must be adequately drained, marked, and maintained.

(J) All required off-street parking spaces shall have concrete curbs or anchored wheel stops as necessary to prevent vehicles from encroaching upon adjoining property, landscaped areas, or public rights-of-way.

(K) The front of a vehicle may encroach upon any interior or perimeter landscaped area when said area is at least 7 feet in width and where continuous concrete curbing is provided. Two feet of said landscaped area may be calculated as part of the required depth of abutting parking spaces.

(L) ~~Onsite parking which is provided in excess of that amount required by the parking schedule of this Code, offsite parking lots for required or overflow parking, parking provided as an ancillary non-residential use, and parking which is provided for any temporary use permitted by Article IV of this Code may utilize grass, mulch, crushed shell, or other acceptable material as approved by the Technical~~

~~Review Committee. Permanent parking lots constructed under this criteria must meet all other applicable requirements of the Land Development Code.~~(Reserved)

(M) No parking space may block pedestrian travel, fire hydrants and/or standpipes, meter rooms, doorways or overhead doors (except for the garage of a private dwelling).

(N) The minimum dimensions for all parking shall be as follows:

TABLE 127. MINIMUM PARKING DIMENSIONS			
Stall Angle	Stall Width	Stall Length	Aisle Width
45°	9.0′	18′	16′ (one way)
60°	9.0′	18′	18′ (one way)
72°	9.0′	18′	22′ (one way)
90°	9.0′	18′	24′
Parallel	9.0′	22′	20′
Motorcycle	5.0′	10′	10′

Note: Driveways serving one or two-family dwellings or townhouses on fee simple lots shall be a minimum of 8 feet in width (16 feet for a double drive) and 20 feet in depth.

(O) Parking spaces for disabled persons shall be provided in accordance with Chap. 553.501 *et seq.*, "Florida Americans with Disabilities Accessibility Implementation Act."

(P) Up to twenty percent (20%) of the required parking spaces may be designated for compact cars and measure 8′ × 16′ provided that:

(1) The compact parking spaces are for the exclusive utilization of a use which exhibits low turnover and is typically occupied all day or overnight, e.g. office buildings or mid-rise condominiums.

(2) The compact spaces are assigned to individual employees or residents and is subject to enforcement.

(3) Compact car spaces are grouped within the lot and are appropriately designated by signage and pavement markings.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-42, passed 12-20-94; Am. Ord. 96-13, passed 10-1-96; Am. Ord. 97-22, passed 8-19-97; Am. Ord. 2003-26, passed 7-15-03; Am. Ord. 2006-05, passed 3-21-06)

§ 131.00 STREETS.

(A) Street right-of-way requirements shall conform to the Right-of-Way Reservation and Dedication Section and Subdivision Design Section of this Code, and the Traffic Circulation Element of the Comprehensive Plan.

(B) The construction of all collector streets shall comply with Pinellas County Standards, and the construction of all arterial streets shall comply with Florida Department of Transportation Standards.

(C) The construction of all local streets shall comply with the following minimum criteria:

(1) All streets shall be of curb and gutter construction, except that the City Engineer may approve the use of swale drainage for subdivisions which serve residential lots of ½ acre or more.

(2) The minimum pavement width, including curb and gutter, shall be 24 feet.

(3) All streets shall be compacted with a stabilized subgrade, 9 inches compacted thickness with a minimum 75 pounds per square inch Florida Bearing Value. A compacted thickness of 12 inches is required for industrial streets.

(4) All streets shall have a base of acceptable compacted and fully primed limerock. Soil cement or other equivalent base course material shall be approved by the City Engineer. Thickness shall be 6 inches for residential streets and 8 inches for industrial streets.

(5) Stabilization shall extend 6 inches beyond the curb or 1 foot beyond all pavement edges where swale drainage is allowed.

(6) Surface thickness shall be 1 and ½ inches for residential streets and 2 inches for industrial streets.

(7) Pavement crown shall be ¼ inch per foot for two lane streets. Inverted crowns shall not be permitted.

(8) Finish pavement shall be ¼ to ½ inch higher than the lip of the curb gutter.

(9) Minimum pavement radius returns shall be 25 feet.

(10) That area from the curb to the required right-of-way line shall be sodded or seeded to FDOT specifications.

(11) All dead-end streets shall be provided with a minimum 70 foot diameter radius turn-around.

~~(12) Minimum pavement elevation shall be 5.0 feet above mean sea level.~~

(D) Private streets shall comply with the same minimum criteria as public streets.

(E) Accommodations for bikeways shall be provided in accordance with the requirements of the City of Tarpon Springs Bicycle Plan.

(F) Except as required in Section 131.00(C) hereof temporary streets shall be permitted if all of the following conditions are met:

(1) Less than 4 dwelling units are simultaneously constructed on contiguous property.

(2) The right-of-way is defined as a local street.

(3) Such construction is not part of a larger or major operation in which a division of the operation is made for the purpose of evading Section 131.00(C) or otherwise.

(4) The construction of all temporary streets shall comply with the following minimum criteria:

(i) The pavement width shall be 20 feet.

(ii) All temporary streets shall have a base of compacted lime rock, crushed concrete or other suitable material. Thickness shall be 6 inches.

(iii) All temporary streets shall have a surface treatment of asphalt. Thickness shall be 1.5 inches.

(iv) Drainage swales shall be constructed on both sides of the temporary street unless an alternate plan is approved by city staff.

(v) The temporary street shall be constructed the entire length of the property and extend to the nearest paved right-of-way.

(5) No building permit shall be issued for such dwelling units unless a temporary street is constructed by the permittee within the abutting public right-of-way. Such construction shall be at the permittee's expense, prior to the issuance of a certificate of occupancy therefor being

issued, and no credit or reimbursement shall be given to the permittee, regardless of the benefits derived by other owners of property abutting such right-of-way.

(6) Such minimum width shall be widened in the event that a vehicular turnaround is required for municipal vehicles and all other such similar service vehicles.

(7) In no event shall the City maintain any temporary street not built in full compliance with the street construction requirements of Section 131.00(C) hereof.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-01, passed 2-2-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2006-05, passed 3-21-06)

§ 138.00 UTILITY EASEMENTS.

(A) Unless otherwise provided for by this Code, utility easements shall be a minimum of 15 feet in width and shall be provided where necessary to accommodate all required potable water and sanitary sewer facilities.

(B) Unless otherwise provided for by this Code, drainage easements shall be a minimum of ~~20~~15 feet in width. Refer to the City Stormwater Technical Manual.

(C) Additional utility easements may be required when determined by the City Engineer or Public Utilities Director to be necessary for the continuity of utility service or maintenance.

(D) Separation between potable water lines, non-potable water lines, and sanitary sewer lines shall be maintained as required by State and local building codes.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 141.00 STORMWATER MANAGEMENT

(A) Uncontrolled stormwater runoff causes erosion, sedimentation, flooding, pollution and prevents recharge of the aquifer. Therefore, it is necessary to impose minimum standards to control stormwater runoff and conserve the ground and surface water resources of the City. The City Stormwater Technical Manual shall set the minimum standards referenced herein and shall be adopted by resolution of the Board of Commissioners, as updated from time to time.

(B) All development projects shall minimize the adverse effects of land clearance, alteration of topography and exposure of bare earth to precipitation, and, shall demonstrate that no adverse impact will result from said development project by providing the needed documentation to demonstrate compliance with the City's development regulations as outlined below. All alterations of existing natural or manmade streams, waterways, floodways, channels, ditches, or drainage structures will also require City approval. The intent of this Section and the City Stormwater Technical Manual~~§§ 141.00 through 141.08~~ is to allow landowners reasonable use of their property while promoting the following objectives:

(1) To protect the quality and quantity of all ground and surface waters, thereby limiting or reducing the pollution of water sources.

(2) To prevent the lowering of existing ground water table elevations to the detriment of these or other stated objectives of this Code.

(3) To perpetuate recharge into the ground water system.

(4) To prevent and reduce salt water intrusion.

(5) To reduce erosion, the loss of top soil and sedimentation of surface water bodies.

(6) To alleviate the potential for flooding.

(C) The following development activities may potentially alter or disrupt the existing stormwater runoff and will require the approval of a stormwater management plan by the City Engineer prior to the issuance of development permits for:

(1) The clearing and/or draining of land.

(2) The subdividing of land.

(3) The replatting of recorded subdivisions and the development of recorded or unrecorded subdivisions.

(4) The construction of a structure, change in the size of one or more structures, or the addition of semi-impervious or impervious surface to a parcel of land.

(5) The altering of the shoreline or bank of any surface water body.

(6) The filling of depressed areas or excavation of land.

(7) The lowering of the water table.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 141.01 Exemptions.

The following development activities shall be exempt from the approval of a stormwater management plan by the City Engineer:

(A) ~~(A)~~ The construction of single family and duplex residences ~~and accessory structures of~~ with an impervious lot coverage of 1,945 square feet or less, on a lot of record in a subdivision without a stormwater management master plan, provided that:

(1) the lot is not located within a City-defined volume sensitive basin, wetland or FEMA Special F~~f~~lood H~~h~~azard A~~a~~rea (SFHA),

(2) a lot grading plan is submitted for review and approved,

(3) the proposed development meets the General Development Requirements listed in the City Stormwater Technical Manual.

(B) Any development within a subdivision provided the following conditions have been met:

(1) Stormwater management plans for the subdivision were previously approved as a part of an overall master plan approving the subdivision and related outparcels, remain in effect and have not been altered, and have been completed during construction of the overall infrastructure improvements;

(2) The development is constructed in accordance with the master stormwater management provisions previously approved by the City; and

(3) The development and related outparcels are constructed in accordance with the site plan approval authorizing the subdivision at the time of approval of the overall master plan.

(C) (Reserved)~~A residential development which has been exempted from stormwater management permitting by the SWFWMD;~~

(D) Any maintenance activity which does not change or affect the quality, rate, volume or location of stormwater flows on the site or of stormwater runoff from the site.

(E) Publicly owned landfills operated under state permit.

(F) The ~~one-time~~ construction of any accessory structure~~s addition~~ not otherwise exempted by this code~~§§ 141.00 through 141.08~~ and not exceeding 1,000 square feet of gross floor area on or parallel to the ground, ~~provided that~~provided the proposed development is not located within a volume sensitive basin or a flood hazard area. ~~a w~~Written approval from the Water Management District (SWFWMD) ~~can~~must be obtained and submitted to the City ~~Engineer~~ prior to the commencement of development (site construction)~~issuance of any development permits~~.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-16, passed 6-17-97)

§ 141.02 ~~Definitions.~~(Reserved)

~~For the purpose of §§ 141.00 through 141.08 the following definitions shall apply unless the context clearly indicates or requires a different meaning.~~

~~(A) BEST MANAGEMENT PRACTICE—A practice, or a combination of practices, determined by the City Engineer to be the most effective, practical means of preventing or reducing the amount of pollution generated by a project to a level compatible with Florida water quality standards as found in the Florida Administrative Code.~~

~~(B) DESIGN STORM—The storm frequency as outlined by the design criteria of this Code. The "design storm" shall be considered the minimum recurrence interval storm, using rainfall data and other local information applicable to the affected area, for which a stormwater management plan shall be designed.~~

~~(C) DETENTION—The temporary collection and storage of surface water for subsequent evapo-transpiration, percolation, and release at a rate of discharge which is less than the rate of inflow.~~

~~(D) DISCHARGE (STORMWATER)—The stormwater runoff which leaves a site and subsequently directly enters natural or artificial surface drainage systems, artificial subsurface drainage systems, or other property. For water quality purposes, this term shall also include all stormwater runoff which directly or indirectly enters surface waters of the State, including surface waters wholly within the site boundaries.~~

~~(E) DISCHARGE RATE—The amount of discharge over time.~~

~~(F) DRAINAGE OUTFALL—Any artificial structure used for the conveyance, storage or control of stormwater runoff.~~

~~(G) IMPERVIOUS SURFACE—A surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.~~

~~(H) RETENTION—The storage of surface water for subsequent disposal by evapo-transpiration or percolation.~~

~~(I) RUNOFF (STORMWATER)—That portion of precipitation which is not passed into the soil by infiltration, evaporated into the atmosphere, or entrapped by small surface depressions and vegetation, and which flows over the land surface during, and for a short duration following any rainfall.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 141.03 Stormwater retrofit.

If the additional development, redevelopment, or alteration of a site involves in excess of 30% of the existing gross floor area of a previously developed site, more than ½ acre, regardless of the gross floor area percentage, or involves the subdivision of an existing developed site to increase the number of development parcels, the entire pre-existing site conditions shall be made to conform to the requirements of §§ 141.00 and the City Stormwater Technical Manual~~through 141.08~~.

(A) When a site is modified or altered and additional gross floor area is constructed upon existing impervious surfaces, retrofitting of the stormwater infrastructure is not necessary provided that:

1. There exists a ~~existing~~ stormwater management system that meets current City and SWFWMD regulatory requirements, is functioning as designed, and is capable of serving the additional gross floor area without degrading the existing level of service:
2. The stormwater management system is inspected and certified by a Florida registered professional engineer; and
3. The stormwater management system is in compliance with all state agency permits. (A letter from the regulating state agency may be required at the time of site plan review attesting to permit compliance.)

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2018-12, passed 6-12-18)

§ 141.05 ~~Design criteria.~~ (Reserved)

~~(A) The stormwater management plan shall be designed to accommodate the attenuation of the 25 year frequency storm, 24 hour duration.~~

~~(B) The discharge rate for the post-developed or redeveloped site shall not exceed, in terms of peak flow and total volume, that which would occur from the predeveloped site under existing conditions for the required design storm. Runoff rates and volume resulting from the project in excess of the existing amounts shall be accommodated on site.~~

~~(C) The treatment volume shall be equivalent to 1 inch of depth over the entire project area for wet detention and one-half (½) inch for dry retention.~~

~~(D) Discharges of stormwater shall comply with the ambient water quality standards of SWFWMD, FDEP, Chapter 17-25 and other applicable chapters of the Florida Administrative Code. Best management practices shall be utilized to achieve such discharge standards.~~

~~(E) No site alteration or stormwater management plan shall cause the siltation of wetlands, pollution of downstream wetlands, or reduce the natural retention, or filtering capabilities of wetlands. Wetlands shall only be used as an outfall after the stormwater management plan demonstrates pre-treatment measures in accordance with FDER and SWFWMD standards.~~

~~(F) Positive drainage outfall shall be provided. Where retention areas are designed with no positive drainage outfall, the City Engineer may require an analysis of, and design for the 100 year frequency storm. Sheetflow shall not constitute positive outfall.~~

~~(G) Runoff from adjacent lands which passes through the site shall be included in the stormwater management plan design.~~

~~(H) Where possible, natural vegetation shall be used as a component of the stormwater management plan.~~

~~(I) The water table shall not be manipulated so as to endanger natural vegetation beneficial to water quality.~~

~~(J) Six inches of freeboard shall be provided for all retention/detention areas.~~

~~(K) Detention areas shall be designed, where possible, to be completely dry within 3 days.~~

~~(L) Detention and retention areas shall be at least 5 feet from the property line and shall have grass sodded slopes which are graded to a slope no greater than four horizontal to one vertical (4:1). Vertical headwalls shall be completely fenced to restrict access. Lakes, ponds and similar facilities shall be of sufficient permanent depth and design to maintain beneficial flora and fauna for mosquito control, and to preclude extensive growth of cattails or similar bottom-rooted emergent vegetation over the central area of the lake.~~

~~(M) Roof drains and/or interceptor swales are required when the potential exists for sheetflow to occur from the roofs or other impervious areas onto adjoining properties.~~

~~(N) The proposed stormwater management system shall be designed to function properly for a minimum 20 year life.~~

~~(O) Off-site stormwater management facilities may be permitted for use by the City Engineer only when the design criteria of §§ 141.00 through 141.08 can be met and adequate ownership and maintenance methods can be shown to provide for their continued functioning.~~

~~(P) All stormwater management facilities shall meet the construction standards of SWFWMD.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-16, passed 6-17-97; Am. Ord. 99-40, 11-16-99)

§ 141.06 The Stormwater Management Plan.

Development projects not meeting the exemption requirements listed in this section will be required to submit a Stormwater Management Plan.

(A) The stormwater management plan shall be prepared under the direction of a Florida registered professional engineer and all drawings shall be so certified. The Stormwater Management Plan shall conform to current requirements of applicable regulatory agencies, including those requirements specified in the National Pollutant Discharge Elimination System (NPDES) permit granted by the United States Environmental Protection Agency. Refer to the City Stormwater Technical Manual.

(B) The stormwater management plan shall contain the following minimum information unless the City Engineer deems that the context of the application clearly requires less.~~:~~ Refer to the City Stormwater Technical Manual for detailed specifications and methods pertaining to each item, and, for an application submittal checklist:

(1) Identification of the predevelopment rate of discharge from the site by field review and computation.

(2) The location and nature of all existing water courses, water bodies, and wetlands on or adjacent to the site.

(3) Grading plans and final site topography at 1 foot contours. The existing site predevelopment contours at 1 foot intervals shall also be provided, with elevations based on the North American Vertical Datum of 1988 (NAVD).~~.~~

(4) The location, elevations, slope, design including cross sections, and capacity of all proposed stormwater retention or detention facilities, control structures, culverts, lakes, canals, ditches, swales, vegetative buffers, and any other necessary facilities.

(5) A soils map or survey of the site and geotechnical report, signed and sealed by a Florida registered professional geotechnical engineer. ~~. The City Engineer may require the submission of test soil sample borings and a report for the site.~~

(6) Seasonal high water table elevations.

(7) Percolation tests representative of design conditions shall be performed if the stormwater management system will use swales, percolation (retention), or exfiltration (detention with filtration) designs.

(8) An erosion and sedimentation control plan ~~that describes the type and location of control measures, the stage of development at which they will be put into place or used, and maintenance provisions~~in accordance with the City Stormwater Technical Manual.

(9) Drainage basin or watershed boundaries and a determination of whether the project lies within an open or volume sensitive basin.

(10) Flow paths, volumes and rates, including those for potential failures of retention/detention facilities shall be indicated throughout the proposed system, together with storage volumes, surface areas, depths, and duration, and identification of final outfall locations and rates.

(11) Detailed hydrological analysis, calculations of flood routing, critical flows, energy dissipation, backwater curves, hydrographs, detention requirements, detailed drawings, or other relevant information as determined by the Director of Public Works or their designee. Refer to the City Stormwater Technical Manual. ~~Computations, hydrographs, and hydraulic analyses, including total project size in acres, acreage by general type of land use, tabulations of the area and percent of impermeable surface by projected type of land use and identification of the frequency and duration of the design storm.~~ Runoff computations shall be based on the most critical situation and conform to acceptable engineering practices.

(12) Areas of the site to be used or reserved for percolation, including an assessment of the impact on groundwater quality where the proposed development is near water wells or septic system drain fields.

(13) A description of the ownership and maintenance measures to be utilized.

(14) Identification of all drainage easements needed by the ownership and maintenance entity for access and/or maintenance of the project stormwater management facilities.

(15)~~(14)~~ Any other information required by the City Engineer to demonstrate compliance with the requirements of this code.~~§§ 141.00 through 141.08.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-16, passed 6-17-97)

§ 141.07 Construction.

(A) Per Florida Statutes Section 166.033 the City may not require, as a condition of processing or issuing a development order, that an applicant obtain permits or approvals from any state or federal agency. However, the City will attach a permit condition stating that all other applicable permits must be obtained before commencement of the development (site construction). Per Florida Statutes, the issuance of a development order by the City does not create any liability on the City's part if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal

agencyA copy of approved permits from the SWFWMD shall be submitted prior to the issuance of development permits.

(B) One finalized and approved set of the stormwater management plan and design calculations sealed by the Florida-registered professional engineer (civil discipline)Engineer of Record shall be submitted to the City Engineer prior to the issuance of development permits.

(C) The development shall include sedimentation facilities and other control measures to protect against sediment discharges during clearing and construction and to protect against erosion and sedimentation of drainage facilities during the life of the development. No grading, clearing, except brush removal for surveying, or filling shall be commenced until erosion and sedimentation measures have been applied between the disturbed area and any waterbodies, watercourses, and wetlands.

(D) Before the issuance of a Certificate of Occupancy, the Florida-registered professional engineer (civil discipline)Engineer of Record shall certify that the stormwater management facilities were constructed in substantial compliance with the approved plan.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

(E) Inspections, violations and penalties.

(1) The City shall inspect aAll developments are subject to inspection during construction to ensure not only that proper stormwater management practices are being followed but to ensure that all applicable building codes are being executed. The contractor is required to properly notify the City and, at a minimum, schedule the following inspections:

(a) erection of tree barricades and silt fence, erosion protective measures, maintenance of traffic measures; all to be scheduled prior to start of construction.

(b) prior to connection to any existing City facility/utility.

(c) upon completion of underground utility and drainage system installation, prior to backfilling.

(d) upon completion of pond excavation or final site grading work, prior to paving or sodding.

(e) any/all underground utility pressure, leakage, or other required testing.

(f) upon completion of construction/landscaping (final site inspections) prior to issuance of building certificate of occupancy (CO).

(2) At any time during the ground disturbing activities, Citythe inspectors may call for additional reasonable controls to ensure water quality.

(3) The City has the authority, before, during and after ground disturbing activities, to perform inspections, surveillance and monitoring procedures necessary to determine compliance with the NPDES permit conditions, including the prohibition on illicit discharge.

(4) Whenever the City determines that activity on a property does not comply with the approved drainage plans, including those control measures which were specified to be utilized during construction activity, or that a drainage system is unlawfully obstructed, the City may cause the issuance of a stop work order and/or issuance of an electronic notice of violation to the responsible owner or his agent listed on the permit. Such order or notice shall:

(a) Be in writing.

(b) List the specific provisions of this article and/or the issued permit, which have been violated.

(c) State that if repairs, corrections, alterations or reconstructions are not acceptably completed and approved within a reasonable period of time, specified by the Building Official or their designee, the violation will be forwarded to the Code Enforcement Division and may be subject to penalty in accordance with Chapter 20-96 of the Municipal Code.

§ 141.08 Ownership and maintenance.

(A) When lakes and ponds are incorporated within a subdivision as part of the stormwater management system, ownership and maintenance responsibility shall be divided among the abutting lot owners by extension of lot lines so as to include all of the area of the lake or pond~~,~~ or, placed in a common area dedicated on the subdivision plat and owned/managed by an established Homeowners' Association (HOA) or Property Owners' Association (POA). ~~provided that a f~~Flowage easements for such lake(s) or pond(s) shall be provided to the City as necessary, for emergency access purposes. Refer to the City Stormwater Technical Manual.

(B) Stormwater management systems in developments with private facilities or common areas shall be installed and maintained in accordance with the requirements ~~of §§ 147.00 through 147.02~~ of this Code. Storm sewers, watercourses, and retention/detention facilities which pass runoff from off-site upstream areas shall be located in rights-of-way or flowage easements dedicated to the City. When said retention/detention facility is not abutting public rights of way or easements the facility discharge structures and downstream conveyance way/system which conveys flows to an abutting public right-of-way or easement must also be located within an easement that is dedicated to the City. The developer will pay all costs relative to the execution of the necessary instruments and related costs to convey the necessary rights of easement to the City. Necessary off-site construction work to safely convey stormwater from the development to a public waterway shall be performed by the developer at no cost to the City.

(C) Swales and other drainage facilities not in common areas shall be maintained in private ownership, with appropriate drainage or flowage easements provided to a HOA, POA, or the City, as necessary.

(D) Continuing maintenance includes, but shall not be limited to, any scarifying or sediment removal in percolation areas which is necessary to continue the specified volumes and infiltration rates.

(E) Should the owner fail to properly maintain the system, the City shall give such owner written notice of the nature of the corrective action necessary. Failure to take such corrective action constitutes a violation of this Code and may be enforced by any legal means available.

(F) Utility Ownership of Stormwater Facilities.

(1) Stormwater treatment facilities, including swales, ditches, ponds, lakes, and retention/detention ponds shall be maintained under private responsibility unless otherwise approved by City. Any such City responsibility is not implied and exceptions would require prior City approval and express consent of the City through an executed plat or other legal instrument.

(2) The City does not accept ownership or responsibility for any stormwater infrastructure located on private property.

(3) The City of Tarpon Springs owns all stormwater facilities in the public right-of-way and in easements dedicated to and accepted by the City, with exception to the treatment facilities identified in part (1) above. This City ownership is ~~i~~an exception to the extent that private ownership is otherwise indicated as a matter of record. Unless otherwise specified, the City does not accept ownership or responsibility of infrastructure within private property or private and/or gated communities with private roads, and is not responsible for repair, maintenance or replacement of such infrastructure. Stormwater facilities owned and maintained by the City within City rights-of-way or other City controlled property typically include:

(a) Pipes;

(b) Catch basins;

(c) Curbs;

(d) Inlets; and

(e) Roadside swales.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2007-16, passed 5-15-07)

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-42, passed 12-20-94; Am. Ord. 2010-29, passed 12-14-10)

§ 145.00 SOILS AND EROSION.

(A) Soil characteristics, including but not limited to slope, density, depth, stoniness, drainage, and permeability shall be suitable for the intended use.

(B) The City Engineer may require the submission of a soils map, a soils survey, or soil test borings to demonstrate that the site soils are suitable for the development proposed, including building foundations, site and facility construction, and septic tank usage.

(C) All development activity shall be designed and constructed to prevent and control soil erosion and sedimentation. Refer to the City Stormwater Technical Manual.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 146.00 FLOODPLAIN MANAGEMENT.

All development activity within areas designated as ~~of~~ a special flood hazard area according to the Federal Emergency Management Agency (FEMA) in its latest Flood Insurance Rate Map (FIRM) shall comply with the City of Tarpon Springs Floodplain Management ~~Damage prevention~~ ordinance, the requirements of the FIRM ~~maps, and~~ the requirements and regulation of FEMA, and, ~~.~~ the City Stormwater Technical Manual.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

ARTICLE X. SUBDIVISION REGULATIONS

§ 164.05 Final Subdivision Plat Review.

(A) Upon satisfactory completion and certification of all required improvements a final subdivision plat shall be submitted to the Planning Department.

(B) The final subdivision plat shall be reviewed by the Technical Review Committee (TRC) for conformance with the approved site plan and compliance with F.S. Ch. 177.

(C) Prior to approval by the Board of Commissioners, all required improvements and as-built drawings shall have been completed and certified in accordance with the requirements of this Article.

(D) Upon determination by the Technical Review Committee (TRC) that the final subdivision plat and required improvements are complete in conformance with the requirements of this Code, the final subdivision plat shall be sent to the Board of Commissioners for approval.

(E) Upon approval of the final subdivision plat by the Board of Commissioners, the plat shall be forwarded along with any other related legal documents to the Pinellas County Clerk of the Circuit Court for recording.

(F) Approval of a final subdivision plat shall constitute dedication and acceptance of all improvements, easements, and rights specified on the plat as public.

(G) A final subdivision plat application shall conform to the following minimum specifications:

(1) The plat shall comply with the requirements of F.S. Ch. 177 and shall be made under the direction of a registered land surveyor.

(2) The sheet size shall be 22" by 28" with a 3 inch margin on the left side and 1 inch margins on each remaining sides.

(3) Location, width, and name of all streets, water bodies, or other rights-of-way shall be provided. The mean high water line, seasonal high water line and wetland jurisdictional line shall be indicated as applicable.

(4) Location, width and purpose of all easements shall be provided.

(5) Park, open space, or other public parcels (with dimensions) shall be identified and referenced in the dedication block.

(6) Location, purpose, and width of all dedications shall be shown graphically and referenced in the dedication block ~~or~~ and dedicated by separate instrument in a form acceptable to the City.

(7) Building setback lines ~~if greater~~ if different than that required by normal zoning shall be shown.

(8) Individual lot maximum impervious surface ratio (ISR) allowed based upon approved stormwater management plan for the subdivision.

(~~9~~8) The survey closure data for the lands to be subdivided shall be provided.

(~~10~~9) Submission of the final plat shall include the linen, seven check prints and a computer DXF file.

(1~~0~~10) Where applicable, submittal~~ssion~~ of the final plat shall be accompanied by a declaration of covenants, conditions and restrictions which provide~~, inter alia,~~ for the continued maintenance of common improvements and open spaces.

(1~~2~~11) An ownership and encumbrance report including all recorded easements from an attorney licensed in Florida or title company.

(1~~3~~12) Affidavit of no liens by the owner and a final lien waiver from the contractor(s) of record.

(1~~4~~13) Code enforcement, utility and special assessment liens search by the City Clerk and Collector.

(H) All final subdivision plat applications shall include the following dedication and approval blocks:

(1) Approval by a professional land surveyor under contract to the City.

(2) Certificate of ownership and dedication executed by all persons or companies having a record interest in the land to be subdivided in accordance with the title certification. All mortgagees having a record interest shall either sign the certificate of dedication or submit a separate

instrument joining in and ratifying the plat and dedications. No private improvements or open space shall be dedicated to the City;

(3) Surveyor's Certification;

(4) Certificate of approval of the Board of Commissioners;

(5) Certificate of Approval of the Clerk of the Circuit Court;

(6) Notice of supremacy of record plat and possible additional restrictions in the Public Records.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2000-28, passed 8-15-00)

ARTICLE XII. ADMINISTRATION AND ENFORCEMENT

§ 210.02 Site plan contents.

(A) All site plans shall be prepared under the direction of a Florida Registered Engineer and sealed by same.

(B) All submittals for site plan approval shall include a completed application form with proof of ownership and designation of agent, if applicable, and provide the following information unless otherwise determined by the Director that the context of the application clearly requires less:

(1) All required information shall be submitted on standard sheets (24" × 36"). Site Plan submissions requiring more than one sheet shall include match lines and consecutive numbering.

(2) An accurate boundary survey sealed by a Registered Surveyor containing the complete legal description, plus easements, encroachments, existing structures, and rights-of-way affecting the property shall accompany the site plan. The survey shall also include the name, location and width of existing or platted streets and street rights-of-way within or contiguous to the site. Total site area is required (upland and submerged) with the limits of any jurisdictional wetlands and MHW levels clearly identified.

(3) Site plans shall be prepared at a scale of one inch equals 60 feet or larger. As necessary, a smaller scale may be used for large projects. All drawings shall show the scale at which they are drawn, north arrow, vicinity map, the date they were drawn, and the date of all revisions.

(4) In addition to all proposed buildings and parking areas, the site plan must show all proposed utilities including sanitary sewer service, and potable water supply, including the location of proposed fire hydrants.

(5) The location, size, and type of all storm water management facilities with calculations signed and sealed by an engineer, which show compliance with this Code and with the City~~'s~~ Stormwater Technical Manual.~~.~~

(6) The location, description, and terms of any proposed easements, reservations, or dedications, together with any necessary legal instruments.

(7) A tree survey with overlay of proposed development indicating size, type, location of trees to remain.

(8) Existing contours and proposed grades at one foot intervals.

(9) Flood zone and required first floor elevation(s).

(10) Complete screening details, including fences or walls and landscaping provided by size, type, spacing, location with the method of irrigation.

(11) A table of land use showing total area plus a breakdown of all open space (permeable surface) areas, pavement, building, etc.

(12) Lot dimensions including curve data.

(13) Proposed setback dimensions.

(14) Gross floor area by type for non-residential uses.

(15) Gross density for residential uses and number and types of units.

(16) The proposed architectural elevations and floor plans with accurate dimensions.

(17) Proposed private and public streets with right-of-way dimensions.

(18) Proposed phasing plan by anticipated commencement and completion date.

(19) Dumpster location and screening.

(20) Required parking calculations (parking provided and required).

(21) Size and location of required loading zones.

(22) Required (proposed) sidewalks and internal walkways.

(23) Driveways and access improvements.

(24) Location and type of site lighting including pole height and fixture type.

(25) Description of the maintenance of common facilities for residential projects.

(26) The location, type, height, and size of proposed signs.

~~(C) Construction drawings shall be submitted to the Engineering Department within one year following site plan approval.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2000-22, passed 6-20-00)

§ 212.00 BUILDING PERMITS.

(A) Valid building and construction permits are required prior to the commencement of any development activity.

(B) Applications for building and construction permit shall be made through the Building Official. Construction permits shall only be issued after authorization by the City Engineer.

(C) No application for building or construction permit shall be approved by the Building Official unless it is accompanied by, and complies with the following minimum information:

(1) An approved site plan or subdivision where such are required.

(2) The application for building permit complies with all previous stipulations of approval.

(3) The proposed development complies with the provisions of this Code, the City's concurrency management system, the Official Zoning Atlas designation, and the Future Land Use Map Series designations.

(4) A valid tree removal permit or notarized affidavit of no tree removal or no tree verification where required, and the conditions of said permit.

(5) The City's Flood Damage Prevention Ordinance, the requirements of FEMA, and the latest FIRM maps.

~~(6) A copy of approved SWFWMD permits.~~

(7) A copy of all applicable approvals from the Pinellas County Health Department.

(8) All necessary variances have been obtained and a copy of the approval letter is submitted.

(9) A copy of a nonconforming lot of record opinion where one is required.

(10) Compliance with all other applicable federal, state, and local building codes is demonstrated.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

83148

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-06 was published in said newspaper by print in the issues of 04/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jessica Bowling
Sworn to and subscribed before me this **04/01/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

LEGAL NOTICE

NOTICE OF AMENDMENT TO CODE OF ORDINANCES

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2026-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE FOLLOWING ARTICLES OF THE TARPON SPRINGS CODE OF ORDINANCES APPENDIX A COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE PERTAINING TO STORMWATER MANAGEMENT: ARTICLE VIII PLAN CONSISTENCY, CONCURRENCY MANAGEMENT, AND MOBILITY MANAGEMENT, ARTICLE IX DEVELOPMENT STANDARDS, ARTICLE X SUBDIVISION REGULATIONS, AND ARTICLE XII ADMINISTRATION AND ENFORCEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

A Public Hearing on the proposed ordinance will be held before the **Planning and Zoning Board** on the following date:

Monday, April 20, 2026 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the **Board of Commissioners** on the following dates:

Tuesday, May 12, 2026 @ 6:30 P.M. (1st Reading)
Tuesday, May 26, 2026 @ 6:30 P.M. (2nd Reading)

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's website at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

Please Reference Application #26-26

04/01/26 jb 83148-1

RESOLUTION NO. 2026-19

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING THE CITY OF TARPON SPRINGS STORMWATER TECHNICAL MANUAL DATED MAY 2026; PROVIDING FOR FINDINGS; PROVIDING FOR SUBSEQUENT REVISIONS PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs regulates the management of stormwater runoff associated with land development through standards contained in the City of Tarpon Springs Code of Ordinances Appendix A: Comprehensive Zoning and Land Development Code (hereafter, "LDC"); and

WHEREAS, the LDC provides for stormwater management standards but does not list the detailed specifications required or recommended for an applicant to demonstrate compliance with those standards; and

WHEREAS, due to the high level of technical detail necessary for an applicant to demonstrate compliance with stormwater management requirements, it is desirable to list and illustrate such specifications in an orderly and complete technical manual format; and

WHEREAS, the Board of Commissioners wishes to promote clear and convenient guidance to development applicants to assist them in designing compliant stormwater management systems, and this should be done through provision of a technical detail manual; and

WHEREAS, the Board of Commissioners proposes, under separate ordinance (Ordinance 2026-06), to update the stormwater management standards of the LDC and to incorporate therein a reference to the technical manual; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 20, 2026, held a public hearing and recommended approval of Resolution 2026-19; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to adopt Resolution 2026-19.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. The City of Tarpon Springs Stormwater Technical Manual, dated May 2026 and attached hereto as Exhibit A is hereby approved and adopted.

SECTION 3. Future updates of the City of Tarpon Springs Stormwater Technical Manual may be adopted by resolution of the Board of Commissioners.

SECTION 4. The City Attorney may correct scrivener's errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 5. This Resolution is to be liberally construed to accomplish its objectives.

SECTION 6. This Resolution shall become effective upon final passage and adoption, contingent upon adoption of Ordinance 2026-06, in the manner provided by law.

Resolution 2026-19, Exhibit A, 38 pages

CITY OF TARPON SPRINGS

STORMWATER TECHNICAL MANUAL

MAY 2026



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1. INTRODUCTION

1.1. Purpose

This manual is a guide to assist Engineers in the design of stormwater management and conveyance systems in the City of Tarpon Springs, hereinafter referred to as the City. In general, these standards are a combination of requirements set by the Southwest Florida Water Management District (SWFWMD), the Federal Emergency Management Agency (FEMA), the Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) Program, Florida Department of Transportation (FDOT), and requirements set by the City Public Works Department. This manual does not propose to itemize the requirements of SWFWMD, FEMA, NPDES or FDOT, but to highlight and detail the requirements of the City. Where design standards of applicable regulatory agencies vary, the more restrictive or higher standard will apply. The Engineer of Record (Engineer) must be familiar with the current design requirements of applicable State and Federal regulatory agencies. The appropriate State stormwater permit (or exemption) and other applicable regulatory agency permits are required by the City prior to commencement of site work construction.

The Engineer shall note that the City requires provisions for stormwater management for all development and redevelopment. These provisions, particularly for redevelopment or development within Volume Sensitive Basins, may exceed State requirements.

1.2. General

All development must meet the City's Land Development Code (LDC). The Engineer shall note the following:

- Any work within existing or proposed public right-of-way or public easements will require City approval; examples of such drainage improvements include, but are not limited to, driveway culverts, and changes or connections to City stormwater management systems or infrastructure.

- Redevelopment of a site may require that stormwater management is brought into compliance for the entire site in accordance with the regulations herein. Refer to the LDC.

- City LDC lists exemptions for stormwater management requirements; however, project exemptions may vary between the City and other agencies. The more restrictive criteria will apply.

- In accordance with the Municipal Code, provide Equivalent Stormwater Unit (ESU) calculations. The resulting calculation in ESUs or portions of ESUs is then multiplied by the current ESU rate in accordance with the City LDC. The ESU for any property is based on its impervious area in square feet (ft^2) divided by 1,945. Refer to Section 2.6.3 for green infrastructure methods to lower a site's ESU through conservation of open space or use of semi-impervious surfaces. *Eqn. 1-1 Site Equivalent Stormwater Unit (ESU)* $= \frac{Proposed\ impervious\ area\ (ft^2)}{1{,}945\ (ft^2)}$

- An approved Operation & Maintenance plan for any proposed stormwater management system(s) must be included in the proposed plan set. Refer to Submittal Checklists included as Appendix B.

1.3. Glossary

The following definitions shall apply within this manual unless the context clearly indicates or requires a different meaning.

As-Builts or Record Drawings means plans certified by a Florida-registered professional engineer that accurately represent the constructed condition of a project, including identifying any substantial deviations from the permitted design. See subparagraph 62-330.310(4)(a)1, F.A.C.

Attenuation is to limit stormwater flow to reduce downstream impacts. (See also Detention).

Backwater is the increase in upstream water surface level resulting from an obstruction to flow.

Best Management Practice (BMP) refers to Stormwater Best Management Practices, which are devices, practices, or methods that are used to manage stormwater runoff by controlling peak runoff rate, improving water quality, and managing runoff volume.

Canal or Channel means a man-made trench, the bottom of which is normally covered by water, with the upper edges of its two sides normally above water.

City is the City of Tarpon Springs.

Control Structure is a structure that allows the gradual release of water under controlled conditions.

Conveyance is the transport of stormwater via pipe and/or open channel system(s).

Cover refers to the soil cover above a buried pipe.

Culvert is an enclosed structure or pipe which conveys stormwater discharge under roadways, driveways, and other similar obstructions.

Depressional Storage is the capacity of a watershed, catchment, or drainage basin to retain water in small puddles and depressions.

Design Storm is an adopted amount, intensity, duration, distribution, and frequency of rainfall used as the basis of design criteria and specifications.

Design High Water (DHW) is the peak water surface elevation of a surface water body (e.g., detention or retention facility) which is determined according to the flow conditions of a specified design storm(s).

Detention is the collection and temporary storage of stormwater with subsequent gradual release.

Detention Area is a stormwater management facility designed to capture and limit stormwater flow (by

releasing it at a reduced rate) in order to reduce downstream impacts or improve its quality.

Directly Connected Impervious Areas The area covered by a building, impermeable pavement, and/or other impervious surfaces, which drains directly into the conveyance system without first flowing across sufficient permeable vegetated land area to allow for infiltration of runoff.

Discharge means to allow or cause water to flow to receiving waters or offsite properties.

Drainage basin means a subdivision of a watershed. See also **Open Basin** and **Volume Sensitive Basin**.

Drawdown is lowering the level of surface water, groundwater or the potentiometric surface as a result of changes in outflow in the system.

Dry Detention is the temporary storage of stormwater in a normally dry basin with subsequent gradual release of the stormwater.

Equivalent Stormwater Unit (ESU) is the established City average impervious area for a residential home and equals 1,945 square feet.

Embankment is man-made fill, constructed of soil, rock or other material, which is supported by banks or side slopes.

Engineer of Record (Engineer) refers to the Florida Registered Professional Engineer in responsible charge of a project, that signs and seals project plans and documents.

Erosion is the general process whereby soils move via flowing surface water or wind.

Erosion and Sedimentation Control Plan is a plan to control onsite soil that may ordinarily be moved by flowing surface water, wind, or movement of vehicles. The erosion control plan may consist of a separate and distinct plan or details and notes on the site plan as appropriate for the location and proposed activity.

FDEP is the Florida Department of Environmental Protection.

FEMA is the Federal Emergency Management Agency.

Flood Elevation is the stage or elevation that surface waters are expected to reach at the peak of any given storm event.

Flood Insurance Rate Map (FIRM) is an official map of a community, on which the Federal Emergency Management Agency has delineated both the special hazard areas and the risk premium zone applicable to the community.

Flood Zone is a special flood hazard area depicted on the FIRM.

Floodplain means land area subject to inundation by flood waters from a river, watercourse, or lake. Floodplain boundaries are delineated according to their estimated frequency of flooding.

Floodway is the conveyance portion of a water course and its adjacent floodplain areas that must be

reserved in order to discharge the 100-year flood without increasing flood heights by a specified amount.

Freeboard is a vertical distance between the elevation of the design highwater or hydraulic grade line and the inside top of bank, ground level or edge of pavement, as applicable.

Grading is the action or process of changing the elevation contours of a specified site.

Grading Plan is a plan to accurately show the proposed change in elevations of a specific site.

Green Infrastructure or Low Impact Development (LID) is an approach to stormwater management that strives to mimic a site's natural hydrology after development.

Groundwater means water beneath the surface of the ground.

Hydraulic Grade Line is the line showing the pressure head, or piezometric head as an elevation above a datum at any point in a pipe.

Impaired water means a water body or water body segment that does not meet its applicable water quality standards as set forth in Chapters 62-302 and 62-4, F.A.C., as determined by the methodology in Part IV of Chapter 62-303, F.A.C., due in whole or in part to discharges of pollutants from point or nonpoint sources.

Impervious area is a land surface that does not allow, or minimally allows, the penetration of water, such as building roofs, non-porous concrete, and asphalt pavements, and some fine grained or compacted soils. **Semi-impervious** land surfaces, such as gravel or turf block, are discussed in Section 2.6.3.

Infiltration is the movement of water through the ground surface and into the soil zone.

Low Impact Development (LID) refer to **Green Infrastructure** definition.

National Pollutant Discharge Elimination System (NPDES) is the Federal program for issuing, modifying, revoking, reissuing, terminating, monitoring, and enforcing permits, and imposing and enforcing re-treatment requirements pursuant to the Clean Water Act.

Open Drainage Basin is any drainage basin not meeting the definition of a Volume Sensitive Basin.

Outfall is the location where stormwater flows out of a given system, either to an existing public conveyance system or a receiving water.

Outlet is the opening by which stormwater discharges from a drainage system or SMF.

Peak Discharge is the maximum instantaneous flow from a given storm event for a specific location, or the maximum instantaneous outflow from a stormwater management facility during a given storm event.

Percolation is the ability of water to pass through a porous medium, in most cases, the soil.

Pervious areas are land surfaces that are, under standard conditions, permeable to stormwater runoff and

surface water.

Positive Outfall is a direct connection to a receiving water or an existing public conveyance system.

Public Stormwater Management Systems are drainage systems located on or draining water from public rights-of-way or easements.

Receiving Waters are any water bodies or watercourses into which surface waters ultimately flow either naturally, in man-made ditches, or in a closed conduit system.

Florida Registered Professional Engineer means a professional registered or licensed by and in the State of Florida and practicing under Chapter 471, 472, 481, or 492, F.S.

Retention area is a stormwater management facility designed to prevent the discharge of a given volume of stormwater runoff into surface waters in the State by complete onsite storage.

Retention volume is the volume of stormwater retained onsite through storage, infiltration, or reuse for a given storm event.

Seasonal High Water Level (SHWL) means the elevation to which the ground and surface waters are expected to rise due to a normal wet season.

Sediment is fine particulate material in suspension, whether mineral or organic, that has settled in a water body or has been deposited by flowing water, wind, or other sources.

Sheet flow is the uniform overland flow of water in a thin layer over a sloping surface.

Seepage means the slow movement or oozing of "water" or other fluid through small openings, cracks or pores including the movement of water in soils. Seepage depends on several factors, including permeability of the soil and the pressure gradient.

Spread is the width of gutter flow, measured laterally from the face of the curb.

Stockpiling is the act of creating a stockpile, which is a pile of soil often created or placed during construction and intended for later use.

Storm Frequency is the statistical, long-term average number of years within which a particular storm event of specified magnitude can be expected to be equaled or exceeded (e.g., 25-year/24-hour storm).

Storm Sewer System is a closed conduit system underground that collects and conveys surface water discharge and stormwater runoff to receiving waters.

Stormwater means the flow of water that results from, and that occurs immediately following, a rainfall event.

Stormwater management facility (SMF) is a structural Best Management Practice (BMP) designed to provide detention, retention and/or treatment for stormwater.

Stormwater management system means a surface water management system that is designed and

constructed to control and convey drainage discharges.

Swale means a man-made trench that contains contiguous areas of standing or flowing water only following a rainfall event and is planted or vegetated suitable for soil stabilization, stormwater treatment, and nutrient uptake.

Southwest Florida Water Management District (SWFWMD) is one of five water management districts organized by the State to oversee the management of surface and subsurface water resources in the State of Florida. SWFWMD is the local district for the City.

Tailwater is the receiving water elevation (or pressure) at the final discharge point of the stormwater management system.

Time of Concentration is the time required for water to flow from the most hydrologically distant point of a drainage basin to the measurement or collection point.

Top of Bank is the highest elevation on the side slope of a pond.

Volume Sensitive Basins are basin areas where the receiving waters do not have positive outfall for storm events less than or equal to the 25-year/24-hour event, and areas which do not directly discharge into a well-defined conveyance system (i.e., ditch, storm sewer, etc.).

Watershed means the land area that contributes to the flow of water into a receiving body of water.

Weir is a notch of regular form through which water flows with a free, unconfined surface. A weir typically controls surface water or SMF discharge.

Wet detention means the collection and temporary storage of stormwater in a permanently wet SMF.

Wetlands are areas inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soils.

Wetland delineation establishes the existence (location) and physical limits (size) of a wetland for purposes of Federal, State, and local regulations.

2. GENERAL DEVELOPMENT REQUIREMENTS

All projects are subject to the provisions of the requirements of this section, as applicable.

2.1. Grading

2.1.1. Grading Requirements

Unless restrained by an approved retaining wall, terracing or other accepted stabilizing method, the maximum tie-down slope adjacent to public right-of-way or adjacent lots for any fill shall be 1:4 unless otherwise approved by the Public Works Director or his/her designee.

2.1.2. Residential Lot Grading

An individual Lot Grading Plan is required unless it is located within a subdivision with an approved master lot grading plan. The Lot Grading Plan must adhere to the following:

(a) A Florida licensed Professional Surveyor and Mapper must provide topographical survey information. The Lot Grading Plan should note the name of the Professional Surveyor and Mapper (PLS or PSM), the date of the survey and the referenced horizontal and vertical datums.

(b) Provide proposed finished floor elevation. Refer to the City's Floodplain Ordinance for floor elevation requirements.

(c) Indicate proposed lot grading type “A”, “B”, or “C.” (See Typical Federal Housing Administration Housing and Urban Development (FHA-HUD) Lot Grading Exhibit, included in Appendix A).

(d) A Florida Registered Professional Engineer, Civil discipline, must sign and seal the plan.

(e) Show proposed elevations at all lot corners and other significant locations:

(1) Grade break points.

(2) 50-foot intervals, extending 25 feet minimum beyond all property lines.

(3) Adjacent street elevations at the high point, low point and back of sidewalk, and at intersection centerlines.

(4) 25-foot interval grid of surveyed elevations for properties within all Volume Sensitive Basins.

(5) Perimeter swales and conveyances (spot elevations) to demonstrate adequate positive drainage (1.0% minimum slope, maximum swale side slopes of 2:1).

(f) Provide cross-sections of the property and improvements, showing relationship of swales,

foundation, finished floor slab and 25 feet beyond property lines.

(g) Label existing FEMA Flood Zone limits. Indicate the 100-year Flood Elevation, if applicable, and the FEMA Community Panel Numbers. Identify any floodplain encroachments and compensating storage, if applicable.

(h) Include wetland delineation boundaries.

(i) Label existing trees and proposed landscaping.

(j) Delineate existing and proposed ground cover, including limits of asphalt, concrete, sod, etc.

(k) Include existing public utilities and any existing/proposed drainage and utility easements.

(l) Demonstrate adequate capacity to convey offsite drainage through lot.

(m) Show all proposed structures and existing structures that are to remain, including yard drains. Include structure types, sizes, invert elevations and point of connection/discharge. Show roof drainage direction and proposed gutter locations.

(n) Show proposed sediment control barriers and siltation protection.

(o) Include the following notes on the Lot Grading Plan as applicable:

(1) "Public drainage easements shall not contain improvements (permanent or temporary) that may obstruct access or drainage flows, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, chicken coops, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for the landscaping of stormwater detention and retention ponds as required by the LDC."

(2) "Rear and side yard swales shall be maintained by the lot owner according to the approved lot grading plan."

2.2. Site Planning

2.2.1. Drainage Patterns not to Change to the Detriment of Neighboring Properties

Stockpiling material, grading, excavating, and other construction activities affecting drainage shall not change the surface drainage patterns to the detriment of neighboring properties or public rights-of-way.

By common law, an upstream property owner has an easement over lands of a lower owner for surface waters to flow or escape from their land by natural ways and routes. An upper property owner may not, without liability, change the point of discharge of surface waters, nor concentrate them in ditches, nor divert in one direction waters which would have escaped in another direction,

nor discharge them at a higher velocity, nor add to their pollution and cause a downstream property adverse impact. Likewise, the lower owner may not, without liability, obstruct natural flow of surface waters onto his land, either by excluding it or causing backwater on his neighbor. In disputes between private property owners, it is the right of the injured private party to seek an injunction because of a private nuisance created when the drainage was altered.

2.2.2. Construction Phasing

Construct detention areas prior to installing storm sewers. All detention area construction shall meet the requirements set forth in Section 3.0.

2.3. Public Easement Requirements

Easements may be required over private property to ensure continued City access to public stormwater management systems. Table 2-1 lists general easement requirements.

Table 2-1. Easement Widths

Easement Type	Easement Width[1]
Minimum public drainage easement	15 ft
Pipe or drainage structure	(Structure width) + (Twice Trench Depth)
Ditch Systems < 15 ft wide (Access to one bank only)	Ditch width at top of bank + 10 ft
Ditch Systems > 15 ft wide (Access to both banks)	Ditch width at top of bank + 20 ft

[1]*Round calculated easement widths to the next highest five (5) foot increment.*

2.4. Protection of City Stormwater Management Systems

2.4.1. Structures in Public Drainage Easements

Public drainage easements shall not contain improvements (permanent or temporary) that may obstruct access or drainage flows, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, chicken coops, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for the landscaping of stormwater detention and retention ponds as required by the LDC.

2.5. Development within Flood Prone and Restricted Areas

2.5.1. Development in Existing Low Lots

Any fill proposed in existing low lots, which lie at elevations lower than the street and receive runoff from the road, must be reviewed and approved by the Director of Public Works or his/her designee. The Engineer of Record must be able to demonstrate no adverse offsite drainage impacts. Floodplain impacts may require mitigation.

2.5.2. Volume Sensitive Basins

The City maintains a GIS layer of "Volume Sensitive Basins" on its website. The City periodically updates this data layer based on best available information. The City's GIS Portal can be accessed here:

https://gis.ctsfl.us/portal/home/gallery.html?view=grid&sortOrder=asc&sortField=title

- Single Family Residential and Single Lot Duplex Development – Fill may be placed for specific circumstances, such as providing a raised drain field or meeting the required finished floor elevation. Equivalent onsite storage may be required for any proposed fill. The City may impose special considerations upon the planned development of this property during the permitting procedure. Note that the use of fill is prohibited for structural support of buildings in Velocity Zones per Code of Federal Regulations, Title 44, 60.3 (e)(6).

- All Other Development – Additional attenuation requirements apply, refer to Section 3.1.2. Fill may be placed for specific circumstances, such as providing a raised drain field or meeting the required finished floor elevation. Equivalent onsite storage may be required for any proposed fill. The City may impose special considerations upon the planned development of this property during the permitting procedure. Note that the use of fill is prohibited for structural support of buildings in Velocity Zones per Code of Federal Regulations, Title 44, 60.3 (e)(6).

2.5.3. Coastal

Coastal areas are vulnerable to sea level rise. In accordance with Florida Statute 161.551, any "State-financed constructor," which includes public entities that commission or manage a construction project within a "coastal building zone," must conduct a sea level impact project (SLIP) study. The coastal building zone is defined in Florida Statute 161.54.

Coastal development should use applicable tidal tailwater condition, refer to Section 5.1.4.

2.6. Green Infrastructure Credits

Green infrastructure or Low Impact Development (LID) is an approach to stormwater management that strives to mimic a site's natural hydrology after development. The terms "low impact development" and "green infrastructure" are used interchangeably. LID principles complement, and sometimes replace, traditional stormwater management systems that move stormwater offsite with curbs, pipes, ditches and ponds.

Green infrastructure management approaches and technologies promote infiltration, filtration, evaporation, and reuse of stormwater runoff close to its source to maintain or restore natural hydrologic processes.

2.6.1. Green Infrastructure Options

Green infrastructure options for a project site vary based on existing site conditions and the type of proposed development. Stormwater management green infrastructure or LID practices may include any of the following:

- Conservation and Preservation – Minimize development footprint, specifically overall and directly connected impervious areas, to retain natural habitat, open space and existing depressional storage. This might include narrower streets, multi-level buildings and buffer areas that promote stormwater infiltration and use of wetlands for stormwater management.

- Pervious Pavement – Incorporate semi-pervious surfaces into overall paving and hardscape design.

- Runoff Volume Capture – Infiltrate additional runoff from site, beyond permitting requirements. This may be accomplished through construction of SMFs that exceed minimum requirements or additional retention best management practices (BMPs) in combination with a traditional SMF. Retention BMPs include retaining natural landscape depressions and constructing new rain gardens, bio-swales or bio-filtration systems, stormwater buffers, stormwater tree trenches, stormwater planters, and infiltration trenches.

The toolbox of LID-integrated management practices, including structural and nonstructural designs, is most effective when applied in a treatment train, or series of complementary stormwater management practices and techniques. Typically, LID practices will not completely replace conventional stormwater management practices but can be used to complement these practices and to ensure that the entire stormwater management system meets City objectives. There are several good online resources for green stormwater infrastructure information:

- University of Florida Institute of Food and Agricultural Sciences (UF IFAS) Stormwater – https://programs.ifas.ufl.edu/shed/resources/stormwater/
- FDEP Green Stormwater Infrastructure – https://gsi.floridadep.gov/

2.6.2. Green Infrastructure Maintenance

As noted in Section 1.2, an approved Operation & Maintenance Plan must be provided in the plans set submitted for any stormwater management system. Green stormwater infrastructure often contains living elements. An Operation & Maintenance Plan should be part of initial project planning to consider how to keep those living elements alive and flourishing. Bioswales, rain gardens, and many other green stormwater infrastructure features require special considerations such as periodic soil replacement, inspection to remove blockages and to ensure there is adequate vegetation, and generally should not be treated with pesticides or fertilizers. The included Operation & Maintenance Plan must address these considerations.

2.6.3. Green Infrastructure ESU Reduction

LID practices are optional but can help reduce the City's stormwater management utility fee by

reducing the project Equivalent Stormwater Unit (ESU). The overall site design must still meet the stormwater regulations of the City of Tarpon Springs Stormwater Technical Manual. The minimum ESU for any property is 1.0 regardless of LID practices employed, or the volume retained, to support City stormwater infrastructure for public roads that service the property.

2.6.3.1. Conservation and Preservation

Minimizing the development footprint naturally reduces the amount of impervious proposed on a site. The ESU for any property is based on its impervious area in square feet divided by 1,945 per City LDC. Therefore, preservation of open space directly correlates to a lower ESU.

2.6.3.2. Pervious Pavement

Pervious pavements may include pervious pavers, gravel, shell, stone, turf block, crushed concrete and milled asphalt. The effectiveness of these types of BMPs is directly related to the porosity of the system, underlying soils, and degree of compaction. The use of subgrade for vehicular traffic may also reduce the ability of a pervious pavement to infiltrate runoff. Depending on these factors, the Rational Coefficient can be reduced from the standard 0.95 used for asphalt, as shown in Table 3-1.

2.6.3.3. Runoff Volume Capture

Runoff volume capture via conventional ponds or green infrastructure BMPs, such as rain gardens and bioswales, may be eligible for ESU credit provided that the volume retained exceeds State and City permitted requirements. The engineer must analyze the total retention volume provided versus retention volume required for the design storm event.

Runoff Volume Capture Calculations for Open Basin Projects (25-yr, 24-hr Design Storm)

Open basin SMF design requires attenuation of peak discharge rates rather than volumetric retention. Treatment volume retention may still be required to meet City and SWFWMD regulations. When considering retention ESU credits for open basin SMFs, the engineer must calculate the pre-development volumetric discharge for the 25-yr, 24-hr storm event. Retention of any volume that exceeds required site treatment requirements is eligible for credit, based on the calculated runoff volume from 1,945 square feet for the 25-yr, 24-hr storm event.

Eqn. 2-1 *Runoff volume for (1) ESU for 25-yr storm* = $\frac{(P-.2S)^2}{(P+.8S)}\ x\ \left(\frac{1\ ft}{12\ in}\right)\ x\ 1{,}945\ ft^2$ = ***1,420 CF***

where *P = 25-yr, 24-hr SWFWMD rainfall = 9.0 inches*
CN = Curve number for impervious surfaces = 98
S = (1000/CN) – 10 = 0.204

Eqn. 2-2 $ESU\ Credit\ (Open) = \frac{25\text{-}yr\ Runoff\ vol.\ retained\ (CF) - Treatment\ retention\ required\ (CF)}{1{,}420\ CF}$

The ESU credit for open basins does not include any treatment volume that is required by City or SWFWMD regulations to meet water quality requirements.

Runoff Volume Capture Calculations for Volume Sensitive Basin Projects (100-yr Design Storm)

SMF design for Volume Sensitive Basins requires retention of the net increase in the runoff volume for the 100-year, 24-hour storm event. Retention of additional volume is eligible for credit.

Eqn. 2-3 *Runoff volume for (1) ESU for 100-yr storm* $= \frac{(P-.2S)^2}{(P+.8S)} \; x \; \left(\frac{1\,ft}{12\,in}\right) \; x \; 1{,}945 \; ft^2 =$ ***1,906 CF***

where *P = 100-yr, 24-hr SWFWMD rainfall = 12.0 inches*
CN = Curve number for impervious surfaces = 98
S = (1000/CN) – 10 = 0.204

Eqn. 2-4 $ESU\ Credit\ (Vol.\ Sens.) = \frac{100\text{–}yr\ Runoff\ vol.\ retained\ (CF) - 100\text{–}yr\ retention\ required\ (CF)}{1{,}906\ CF}$

The ESU credit for Volume Sensitive Basins does not include any retention volume that is required by City or SWFWMD regulations to meet pre/post 100-year volumetric discharge requirements.

Adjusted ESU Calculation

Once the appropriate ESU credit has been established, this credit is subtracted from the standard ESU. The standard ESU calculation is provided in Section 1.2, Equation 1-1. Each site has a minimum ESU of 1.0.

Eqn. 2-5 $Adjusted\ ESU = (Standard\ ESU) - (ESU\ Credit)$

2.6.3.4. Example #1: Pervious Pavement ESU Reductions

Consider a project that proposes a new 10,000 square foot parking lot on a parcel with existing Type A soils and a SHW elevation of six feet below ground surface. The parking lot may be constructed partially or completely with asphalt or pervious pavement. The following table demonstrates how the impervious area runoff coefficient and ESU will vary accordingly.

Table 2-2. Example #1: Pervious Pavement ESU Reductions

Option	Impervious Area (ft^2)		Impervious Area Weighted Runoff Coefficient (Cw) *Asphalt = 0.95* *Pervious Pavement = 0.45*	$ESU^1 = \frac{Impervious\ ft^2\ x\ \frac{Cw}{0.95}}{1{,}945\ ft^2}$	ESU Reduction
	Asphalt	Pervious Pavement			
1	10,000		0.95	5.14	0
2	5,000	5,000	0.70	3.73	1.41
3		10,000	0.45	2.32	2.82

[1]*Minimum ESU for any property is 1.0.*

2.6.3.5. Example #2: Runoff Volume Capture ESU Reduction for Open Basin

Consider a 3-acre project site within an open basin, currently undeveloped, with Type A soils. A project proposes to construct 1.6 acres of impervious area (buildings, driveways, etc.) and a 0.4-acre dry retention pond. Additionally, five planter boxes are planned within the parking area, each of which will capture and infiltrate 0.05 ac-ft of runoff in the 25-year, 24-hour event.

Table 2-3. Example #2: Runoff Volume Calculations

Condition	Cover	CN	Area (ac)	Weighted CN	S	Rainfall, P (in)	Runoff (in)	Runoff (ac-ft)
PRE	Grass	39	3.0	39.00	15.64	9.00	1.60	0.40
POST	Grass	39	1.0	78.60	2.72	9.00	6.40	1.60
	Asphalt	98	1.6					
	Pond	100	0.4					

Required Treatment Volume (dry retention) = $3.0\ ac\ x\ 0.5\ in\ x \frac{1\ ft}{12\ in} = 0.125\ ac\text{-}ft$

Modeling data shows that the following infiltration occurs for the 25-yr, 24-hr storm event:

Dry Pond Infiltration = 0.8 ac-ft

Planter Box Infiltration = 0.05 ac-ft x 5 planter boxes = 0.25 ac-ft

Total on-site retention = 0.8 ac-ft + 0.25 ac-ft = 1.05 ac-ft

Using Eqn. 2-2, ESU Credit = $\frac{(1.05\ ac\text{–}ft\ retention - 0.125\ ac\text{–}ft\ treatment) * \frac{43{,}560\ ft^2}{1\ ac}}{1{,}420\ CF} =$ ***28.4***

Using Eqn. 1-1, Site ESU = $\frac{1.6\ ac\ impervious\ x \frac{43{,}560\ ft^2}{1\ ac}}{1{,}945\ ft^2} =$ ***35.8***

Using Eqn. 2-5, Adjusted ESU = 35.8 – 28.4 = ***7.4***

3. STORMWATER MANAGEMENT FACILITY DESIGN

3.1. Attenuation Requirements

Attenuation requirements vary for projects in open versus volume sensitive basins; see Sections 3.1.1 and 3.1.2. Stormwater design calculations can be performed using the Rational Method, for sites 10 acres or less, or the Natural Resources Conservation Service Curve Number Method using the 24-Hour Type II Florida Modified rainfall event.

The Rational Method calculates the rate of runoff (Q) based on the coefficient of runoff (C), the average intensity of rainfall (I) and drainage basin area (A) using the formula Q = CIA. Design storms are to be obtained from the Florida Department of Transportation Zone VI Rainfall Intensity Curves. Recommended runoff coefficients are listed in Table 3-1.

Table 3-1. Rational Method Runoff Coefficients

Land Use	Rational Method Runoff Coefficient[1]
Ponds, lakes and detention areas (wet or dry)	1.00
Buildings, paved areas, and other impervious areas	0.95
Pervious pavement, gravel, shell, stone, turf block[2]	0.45 – 0.95
Wooded Areas	0.10 – 0.30
Single Family Residential (Lots < ½ ac.)	0.35 – 0.70
Single Family Residential (Lots ≥ ½ ac.)	0.30 – 0.65
M.F.R.: Townhomes, Condominiums Apartments	0.45 – 0.80
Commercial and Industrial	0.50 – 0.95
Undeveloped pervious open space areas	0.15 – 0.40

[1]*Twenty percent shall be added to the runoff coefficient for storm frequencies > 25 years.*
[2]*Runoff coefficient varies based on underlying soil type and degree of compaction. Engineered surfaces that are constructed with a gravel base to facilitate runoff infiltration will be more pervious.*

3.1.1. Open Basins

The stormwater management plan for projects in open drainage basins shall be designed to accommodate the attenuation of the 25-year frequency, 24-hour duration storm event. Positive drainage outfall shall be provided. Sheet flow shall not constitute a positive outfall.

3.1.2. Volume Sensitive Basins

Drainage basins are designated as “Volume Sensitive Basins” if there is limited or no positive drainage outfall for storm events less than or equal to the 25-year/24-hour event, or if a basin does not directly discharge into a well-defined conveyance system (i.e., ditch, storm sewer, etc.). The City maintains an online GIS layer of Volume Sensitive Basins, as noted in Section 2.5.2. For a project or portion of a project within a Volume Sensitive Basin, the required retention volume shall be the net increase in the runoff volume for the 100-year, 24-hour storm event.

3.2. Water Quality Requirements

3.2.1. Treatment Volume

Required water quality treatment volume shall be equivalent to one inch of depth over the contributing project area for wet detention and one-half inch for dry retention. The FDEP requires additional treatment for projects discharging to impaired water bodies. Nutrient removal calculations, when required for SWFWMD permitting, shall be provided to the City.

Baffles or other appropriate devices for control of floating material must be provided, with applicable flow calculations. Refer to Section 3.3.5.

3.2.2. Drawdown

Treatment volume drawdown must meet SWFWMD criteria. A safety factor of two shall be applied to the infiltration rate for systems that utilize percolation for treatment volume recovery. Drawdown calculations shall be provided to the City.

3.3. General Design Standards

Wet stormwater management facilities (SMFs) shall meet SWFWMD depth and design requirements to ensure beneficial flora and fauna is maintained for mosquito control, and to preclude extensive growth of cattails or similar bottom-rooted emergent vegetation over its central area. The water table shall not be manipulated so as to endanger natural vegetation beneficial to water quality.

3.3.1. Percolation and Soils Investigations/Geotechnical data

At least one soil boring showing the soil profile and the seasonal high water level (SHWL) shall be provided with the site plan. The soil boring shall be located within the footprint of the proposed detention area. Multiple borings may be required based on the site configuration and size.

If the site design intends to utilize infiltration, a Double Ring Infiltration or other recognized testing method is required to determine the percolation rate within the footprint of the proposed pond bottom or vault bottom. Percolation tests should be performed at the proposed pond bottom elevation and not in filled ground unless the soil has been thoroughly and mechanically compacted or allowed to settle for a period of six months or more.

Results of all percolation and soils investigations shall be certified by a Florida Registered Professional Engineer.

3.3.2. Freeboard

One foot of freeboard between the design high water (DHW) and the top of bank elevation is recommended. Minimum allowable freeboard is six inches. The DHW elevation shall be established in consideration of adjacent properties and facilities. If the DHW is above adjacent surrounding grade a seepage analysis must be provided to the City.

3.3.3. Pond Grading

SMFs (detention and retention) shall have grass sodded slopes graded to a maximum slope of 1:4 unless otherwise approved by the Director of Public Works or his/her designee. Steeper slopes may require shielding in accordance with Section 3.3.4(b).

Dry ponds shall have bottom elevations one foot above the SHWL unless otherwise approved by the Director of Public Works or his/her designee. The final six inches of grading for dry pond bottoms shall not occur until after the upstream conveyance system has been constructed and cleaned in accordance with project specifications. This must be noted in the construction plans. Only sand grown sod shall be used to stabilize SMF side slopes. Sand grown sod or hydroseeding may be used on pond bottoms.

3.3.4. Shielding

Shielding of wet detention facilities and vertical headwalls is required in accordance with the City LDC. Exemptions to shielding requirements apply if the pond is established as an amenity to the surrounding development and meets one of the following criteria:

(a) Pond is located near the interior of the development; or

(b) Pond includes a minimum 15-foot maintenance berm with maximum 1:4 side slopes from the maintenance berm elevation to six feet below the normal water level.

3.3.5. Control Structures

3.3.5.1. Control Structure Details

Control structures should be drawn to scale and included with the construction plans submitted to the City.

3.3.5.2. Skimmer Flow Calculations

The flow area behind the skimmer should be at least three times the weir area, otherwise, provide skimmer flow calculations to ensure adequate capacity.

3.4. Design Standards Public Right-of-Way Work and Subdivisions

3.4.1. Maintenance Berm Requirements (Public / Subdivision Projects)

Provide a minimum 15-foot unobstructed maintenance berm with a maximum slope of 1:10.

3.4.2. Pond Walls (Public / Subdivision Projects)

The City does not permit vertical walls unless otherwise approved by the Director of Public Works or his/her designee.

3.5. Design Standards for Other Private Site Development

3.5.1. Maintenance Berm Requirements (Commercial / Other Private Projects)

Stormwater management detention and retention area top of bank shall be at least five feet from the property line. A minimum two-foot flat section shall be provided between the top of bank elevation and the property line.

3.5.2. Pond Walls (Commercial / Other Private Projects)

Ponds with vertical retaining walls must be protected in accordance with the City LDC. Infiltration calculations must account for the presence of walls.

4. FLOODPLAIN AND FLOODWAYS

4.1. Floodplain Compensation

Development within FEMA flood zones must provide compensation for any loss in the 100-year floodplain storage capacity. The two approaches below are acceptable methods to demonstrate that the floodplain will not be adversely impacted.

(a) "Cup-for-cup" Compensation
For any fill placed within the floodplain, demonstrate that an equal amount of floodplain storage volume is created by excavation below the 100-year flood elevation and above the SHWL elevation; compensation must equal impacts at equivalent elevations.

(b) "No Rise" Flood Routing
Use the project pre-development and post-development stormwater routing models to demonstrate that any loss in the floodplain storage capacity does not cause an increase greater than 0.05 foot in the 100-year flood stages upstream and downstream of the project area. A certification stating no such increase will occur is to be completed by an engineer and submitted to the City for approval and records retention.

The limits of the floodplain are shown in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). The Engineer should use best available information to establish floodplain elevations and limits. If a more current watershed study is available, the floodplain limits from the watershed study shall be used.

4.2. Floodways

FEMA regulated floodways through a proposed development shall be within designated public easements or public rights-of-way and comply with FEMA regulations. Bridge embankments shall not encroach into FEMA designated floodways.

As required per City Land Development Code (LDC), no development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

4.3. Floodplain Permit

Any development activity exempt from Florida Building Code, which is within or partially within a flood hazard area, will require application for a floodplain development permit or approval in accordance with City LDC.

5. CONVEYANCE DESIGN

5.1. General Conveyance

5.1.1. Design Frequency

Table 5-1. Design Frequency for Conveyance Systems

Structure Type		Frequency
Offsite Canals		50-year
Offsite Cross Drains		25-year
Roadside Ditches	Arterial & Collector	10-year
	Local/Residential	3-year
Roadside Storm Sewer	Arterial & Collector	5-year
	Local/Residential	3-year

5.1.2. Minimum Time of Concentration

The minimum Time of Concentration is 10 minutes; however, do not default to the minimum 10 minutes for the existing condition.

5.1.3. Runoff Calculations

The Rational Method is appropriate for sites less than 10 acres in size. Storm sewer tabulations will be provided for storm sewer systems designed using the Rational Method. Recommended runoff coefficients are listed in Table 3-1.

For sites larger than 10 acres, other methodology may be used.

5.1.4. Design Tailwater

All conveyance systems shall take into consideration the tailwater of the receiving waters or outfall. Modeled design stage elevations may be available from the City or SWFWMD. In the absence of site-specific data, the Engineer shall demonstrate that the assumed design tailwater conditions are appropriate.

At tidal outfalls, the City requires a minimum tailwater elevation of 3.0 feet North American Vertical Datum of 1988 (NAVD 88) in accordance with Pinellas County criteria. Applicants may propose to utilize alternative tailwater elevations due to site specific constraints but should consider current and future conditions at the receiving waters.

5.2. Work in the Public Right-of-Way and Subdivisions

5.2.1. Culvert and Storm Sewer Design Criteria

Table 5-2. Design Criteria for Culverts and Storm Sewer

Parameter	Criteria
Maximum Culvert Length Without Access	Per FDOT Standards
Minimum Pipe Size	15-inch (or elliptical equivalent)
Minimum Physical Velocity	2.5 fps (flowing full)
Acceptable Pipe Materials[1]	Reinforced concrete pipe
Maximum Allowable Velocities	Per FDOT Standards
Recommended Minimum Cover for Storm Sewer at Roadways and Driveways, Measured from Top of Pipe to Bottom of Roadway Base	12 inches
Minimum Separation Between Proposed Storm Sewer and Other Utilities	12 inches per the FAC
Maximum Hydraulic Grade Line for Stormwater Collection Systems	(1) If minor losses are included: No higher than the edge of pavement at the inlet throat (2) If minor losses are not included: One foot below the edge of pavement at the inlet throat
Allowable Spread for Local Roads[2]	Spread analysis is not required for on-grade inlets spaced 300 feet or less. For sag inlets and further spacing, spread depth must not exceed the roadway crown.
Allowable Spread for Collector and Arterial Roads[2]	Per FDOT Standards
End Treatments	(1) A headwall, MES or FES is required for all inlet and outlet pipes. (2) Headwalls shall be reinforced concrete. (3) All outlets shall have an apron to prevent erosion. (4) Riprap is not allowed in City ditches due to maintenance concerns.
Inlet Type	Curb inlets that provide manhole access are recommended. Refer to City Standard Details or FDOT Type 2 and Type 4 inlets.

[1]*Unless otherwise approved by the Director of Public Works or his/her designee*
[2]*This includes spread analysis for the addition of turn lanes.*

5.2.2. Open Channel Design Criteria

The City must approve any deviations from the design criteria shown in Table 5-3.

Table 5-3. Design Criteria for Open Channels

Parameter	Criteria
Maximum Side Slope	1:4
Minimum Bottom Width	3 feet
Minimum Longitudinal Grade	0.10%
Minimum Freeboard (Between DHW Elevation and TOB Elevation)	6 inches
Maximum Allowable Velocities	Per FDOT standards

5.2.2.1. Ditch Erosion Protection

Ditches shall be seeded or sodded or lined in accordance with the FDOT standards.

5.2.2.2. Channel Intersections

Where shallow ditches or storm sewers intersect deeper drainage ditches, erosion control shall be provided.

5.2.3. Outfalls

(a) Pond outfalls shall be designed not to allow overland flow across City sidewalks.

(b) Outfall pipes are to be no larger than necessary to convey the allowable capacity at the DHW.

(c) The maximum velocity of discharge into the City storm sewer system is eight feet per second. Roof drains must be vented if a direct connection to the City storm sewer system is proposed.

(d) All utilities in the right-of-way which may potentially conflict with the outfall pipe shall be shown with the elevations. Any apparent conflicts must be resolved and approved by the City prior to working in the right-of-way.

(e) Where flow velocities from pipes discharging to open channels exceed permissible velocities or the soil conditions in the receiving channel, suitable energy dissipating structures shall be installed to prevent erosion.

5.2.4. Roadway Design Criteria for Drainage

Table 5-4. Roadway Design Criteria for Drainage

Parameter	Criteria
Roadway Longitudinal Slope for Curb and Gutter Sections	0.30%
Minimum Roadway Cross Slope[1]	2.0%

[1]*Public streets shall not be designed with an inverted crown per the City LDC.*

5.2.4.1. Concrete Curb, Gutter, and Sidewalks

Stormwater shall not be transported across major street intersections.

Valley gutters to convey water across and/or through an intersection are prohibited except in rare instances where hardship can be demonstrated.

5.2.4.2. Seeding, Sodding and Mulch

The unpaved areas from the curb or edge of pavement to the right-of-way shall be sodded or seeded. No mulch is allowed in the public right-of-way.

5.2.4.3. Roadway Restoration

Areas disturbed by construction shall be restored to existing elevations and current or better condition. Brick and granite curb shall be replaced in kind. Refer to City standard details.

6. CONSTRUCTION

6.1. Erosion and Sedimentation Control

Erosion and Sedimentation Control measures shall be designed in accordance with the most current FDEP Erosion and Sediment Control Designer and Reviewer Manual.

Required NPDES permits shall be provided to the City prior to beginning construction. No clearing, grading, excavating, filling, or other disturbing of the natural terrain will be permitted until City approved erosion and sediment control measures have been installed, except those operations needed to implement these measures. All erosion and sediment control measures shall be continuously monitored and maintained during the construction phase of the development.

The contractor/developer shall provide an Erosion and Sedimentation Control Plan for any site with disturbed land area greater than 1,000 square feet, which should be site-specific to address project issues and site conditions. It shall also include, but not be limited to:

(a) Internal grading to route all stormwater runoff through the designed drainage system.

(b) Temporary (sedimentation fences, silt screens, etc.) controls placed along the perimeter of the property to filter the flow of runoff.

(c) The final grading of any retention or detention area shall not be completed until the development has been completed.

(d) Soil tracking prevention devices shall be provided at all areas of ingress and egress to minimize sediment transport onto the public streets. Should any tracking occur, it must be immediately removed by the contractor.

6.2. Functional Stormwater System During Construction (Temporary Drainage)

During all phases of construction, all stormwater entering, leaving, or flowing through construction sites shall be controlled in a manner consistent with the approved stormwater plan and shall not adversely affect adjacent properties. Temporary stormwater discharges must meet State turbidity requirements per NPDES requirements. Any dewatering permits required shall be provided to the City.

6.3. Stockpiles

Any temporary or permanent stockpiles of earth, soil, or other earth products must be approved by the City and comply with the following requirements:

a. No stockpile shall be placed within 10 feet of an adjacent property line unless otherwise approved by the City.

b. All sites shall have an erosion control plan in effect that includes BMP(s) to contain stockpiled

material until such time as the stockpile is removed and the site is permanently vegetated.

7. POST CONSTRUCTION

7.1. As-Built Documentation

Upon completion of work, one set of "As-Built" plans or record drawings, signed and sealed by a Florida Registered Professional Engineer, shall be submitted. The engineer shall inspect the system including all system components and sign/seal a statement as to their proper construction and compliant operational condition on the date of inspection.

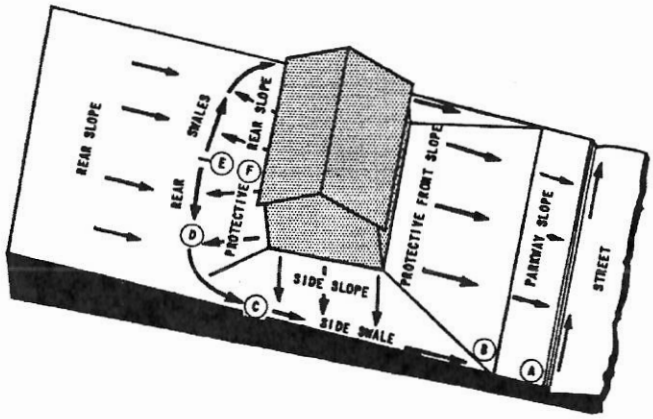
Appendix A. Typical FHA-HUD Lot Grading Exhibit

TYPICAL FHA-HUD LOT GRADING

TYPE "A" LOT GRADING
ALL DRAINAGE TO STREET

Rear yard swales behind the house carry surface water from rear yard to side yard swales (1% minimum) which carry it to street for disposal through the street gutters and the public storm drainage system.

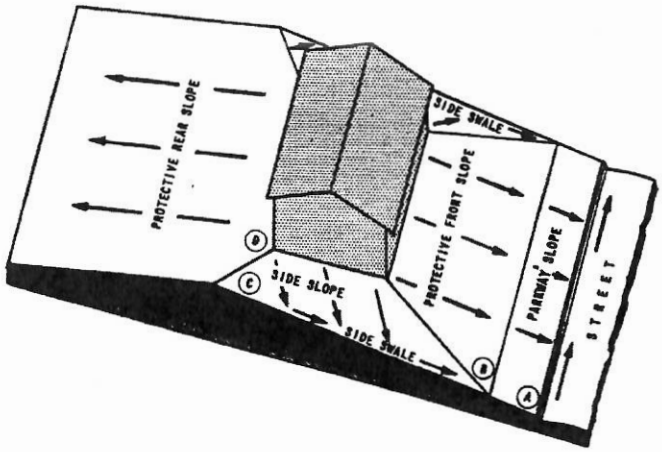
- A Curb-top on lot line extension at highest lot corner.
- A-B Parkway slope
- B-C Side yard swale
- C-D Swale turn with 10' radius
- D-E Rear swale
- E-F Protective rear slope up from high point of swales



TYPE "B" LOT GRADING
DRAINAGE BOTH TO STREET & TO REAR LOT LINE

Only side swales are needed to drain both to the street and to the rear lot line. They should extend back of the line of the rear building wall; then splash blocks from rear roof downspouts should be placed to direct roof water to the side swales for drainage directly to the abutting street. Thus the amount of water carried on the rear slope to easements or other properties is kept as small as possible. This reduces erosion and disposal problems.

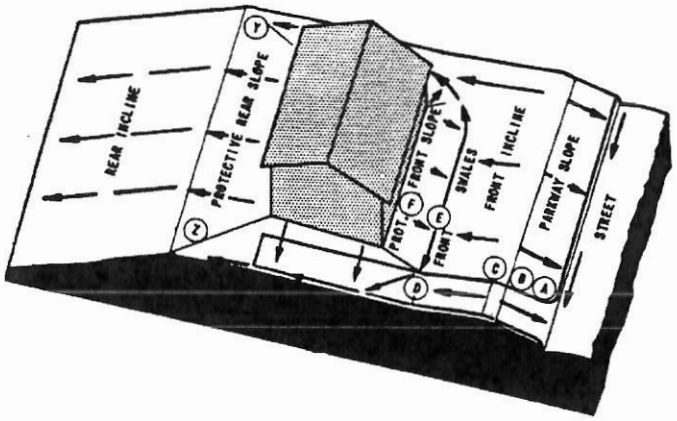
- A Curb-top on lot line extension at highest lot corner
- A-B Parkway slope
- B-C Side swale
- C-D Protective side slope at extension of rear wall



TYPE "C" LOT GRADING
ALL DRAINAGE TO REAR LOT LINE

Front swales are essential to carry surface water from the front yard to side-yard swales which carry it to the rear for disposal in easements or across other properties. Proper cross-section of the street gutter, curb and parkway strip are essential to stop street water from flowing onto the lot.

- A Curb-top at high side of driveway near low lot corner
- A-B Parkway slope
- B Driveway grade change from upgrade drive in street to downgrade drive on lot
- C-D Driveway downgrade point out from front of building
- D-E Front swale
- E-F Protective front slope from highpoint of swales



Appendix B. Submittal Checklist

CITY OF TARPON SPRINGS
PROPOSED DEVELOPMENT APPLICATION/SUBMITTAL REQUIREMENTS
DRAINAGE CHECKLIST

Pg 1 List 1 – Residential Single Family Development Submittal Requirements
Pg 2 List 2 – Commercial Site Construction Plan Review/Submittal Requirements
Pg 4 List 3 – Subdivision Construction Plan Review/Submittal Requirements

List 1 – Residential Single Family Development Submittal Requirements:

1) Application and related documents, including:
   a) Owner information and/or Agent Authorization
   b) Proof of property Ownership/Control (copy of Recorded Deed)
   c) Property address and legal description
   d) Existing/proposed utility service connection locations
2) Two copies of the Lot Grading Plan signed and sealed by a professional engineer licensed in the State of Florida
3) Current Aerial Map with the proposed lot highlighted
4) Geotechnical Certification of proper pad compaction (where filling of lot pad is proposed)
5) Any other information required to show compliance with City Land Development Code.

Lot Grading Plan Requirements

The Lot Grading Plan should meet the criteria listed in Section 2.1.2 of the Stormwater Technical Manual.

List 2 – Commercial Site Construction Plan Review/Submittal Requirements:

1) Application and related documents, including:
   a) Owner information and/or Agent Authorization
   b) Proof of property Ownership/Control (copy of Recorded Deed)
   c) Property parcel number and legal description
   d) Stormwater management system Ownership and Maintenance (O&M) entity, and description of proposed O&M procedures to be utilized to ensure adequate function of the proposed system.
   e) Project boundary/topographic survey showing existing: site dimensions, datum, adjacent roadways and all onsite easements (and those of adjacent abutting parcels), trees, wetlands and site topography/grades (one-foot contours) extending a minimum 25 ft. beyond the project boundary.
   f) Existing/proposed utility service connection locations
2) Two signed and sealed copies of the project Grading/Drainage Plans
3) Signed and sealed Drainage Calculations
4) Signed and sealed Geotechnical Report
5) Copy of other required regulatory permits, including but not limited to: SWFWMD, FDOT, FDEP, Pinellas County and USCOE.
6) Any other information required by the City Engineer to demonstrate compliance with City Land Development Code.

Commercial Site Grading/Drainage Plan Requirements

The grading/drainage plans, at a minimum, are to be signed and sealed by a Florida registered professional engineer and include:

1) Existing/proposed building locations, set-backs and buffer requirements
2) Existing grades (1 ft. contours, extending a minimum of 25 ft. offsite)
3) Existing edge of pavement, centerline and sidewalk elevations on adjacent roadways
4) Existing wetland lines and buffer limits, including wetland hydroperiods
5) Proposed features including building and pavement areas/type, with dimensions and square footages of each use
6) Proposed grades: including building finished floors (with proposed ground elevation outside buildings), parking areas/driveways/sidewalks and accessible route finished grades meeting ADA requirements
7) Stormwater management system details/dimensions/sections, including ponds/lakes, stormwater vaults, swales/ditches and onsite storm sewer
8) Show proposed pond bottom, normal water, design high water and top of bank elevations on Grading and Drainage Plans and related pond sections
9) Proposed pond control structure and skimmer details
10) Existing/proposed drainage easements
11) Offsite improvements, if needed
12) Project Flood Certification and 100-year flood elevation with any resulting flood plain encroachment/mitigation areas
13) Demonstrate conveyance of existing offsite drainage through/around project or include/comingle with onsite flow calculations (if needed).
14) Roof drainage direction and proposed gutter locations
15) Ancillary uses (porte-cochere, pool or parking decks, etc.) grading and drainage flow direction
16) Proposed limits of work with sediment control barriers and erosion control measures outlined
17) Proposed Landscaping (including all proposed ground cover/sod) and irrigation plans

18) Boring locations
19) Show all areas within City, County or FDOT right of ways disturbed by construction and not otherwise planted, to be sodded.
20) Approved Operation & Maintenance Plan for proposed stormwater management system

Commercial Site Drainage Calculation Requirements:

The signed and sealed drainage calculations, at a minimum, are to be in a comprehensive report, which includes:

1) Project narrative discussing project size, location, and use, including: whether located in an open or closed drainage basin; FDEP WBID identification and/or known impairments; existing onsite soils; whether environmental areas and/or flood prone areas exist onsite and/or identify proposed impacts and mitigation.
2) Existing conditions drainage basin map, which includes existing contours, basin divides, flow paths/directions, and all existing onsite and offsite tributary basins, with areas labelled
3) Proposed conditions drainage basin map, which includes proposed drainage improvements, basin divides, flow directions, and all onsite and offsite tributary drainage basins, with areas labelled
4) Identify any/all existing onsite wetland or basin surface storage areas and quantify/compute any storage/attenuation provided by said depressional storage
5) Existing/proposed times of concentration calculations
6) Existing/proposed basin Curve Number and/or Rational Coefficient determinations
7) Demonstrate that the project stormwater management system and discharge meet City Development Standards, Stormwater Management Regulations and the construction standards of the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT) and/or Pinellas County, where applicable
8) Proposed pond normal water elevation and related groundwater and/or downstream wetland seasonal high determination and documentation
9) If using infiltration/percolation provide supporting geotechnical documentation for assumptions used in calculations
10) Storm sewer tabulations and any required ditch/swale conveyance calculations
11) Wetland hydration calculations, if onsite depressional wetland is used for drainage purposes
12) Tailwater determinations used and back-up documentation

List 3 – Subdivision Construction Plan Review/Submittal Requirements:

1) Application and related documents, including:
   a) Owner information and/or Agent Authorization
   b) Proof of property Ownership/Control (copy of Recorded Deed)
   c) Property parcel number and legal description
   d) Stormwater management system Ownership and Maintenance (O&M) entity, and description of proposed O&M procedures to be utilized to ensure adequate function of the proposed system
   e) Current aerial identifying project limits
   f) Project boundary/topographic survey showing existing: site dimensions, datum, adjacent roadways and all onsite easements (and those of adjacent abutting parcels), trees, wetlands and site topography/grades (one-foot contours) extending a minimum of 25 ft. beyond project boundary.
   g) Project utility and drainage master plans showing overall improvements and proposed phasing
2) Two signed and sealed copies of the project lot grading/drainage plans, roadway plan/profiles, pond sections and grading/drainage details
3) Signed and sealed drainage calculations/report
4) Signed and sealed geotechnical report
5) Copy of other required regulatory permits, including but not limited to: SWFWMD, FDOT, FDEP, Pinellas County and USCOE.
6) Any other information required by the City Engineer to demonstrate compliance with City Land Development Code.

Subdivision Grading/Drainage Plan Requirements:

The grading/drainage plans, at a minimum, are to be signed and sealed by a Florida registered professional engineer and include:

1) Proposed/typical pad locations, set-backs and buffer requirements
2) Existing grades (1 ft. contours, extending a minimum of 25 ft. offsite)
3) Existing centerline and sidewalk elevations on adjacent roadway/s
4) Existing wetland lines and buffer limits, including wetland hydroperiods
5) Typical lot development setbacks/buffers/easements
6) Typical roadway sections, including pavement and sidewalk widths and slopes meeting ADA requirements
7) Proposed lot and pad grades demonstrating positive drainage and intended lot grading/drainage scheme (min. yard and swale slopes of 1.0% minimum, maximum swale side slopes of 2h:1v)
8) Proposed roadway grading (profile grade and typical sections) with high/low points shown/labeled on grading plans
9) Stormwater management system details/dimensions/sections including ponds/lakes, swales/ditches, and roadway storm sewer.
10) Show proposed pond bottom, normal water, design high water and top of bank elevations on Grading and Drainage Plans and related pond sections
11) Show pond sections identifying proposed bottom, normal water, design high water, maximum side slopes, minimum berm width and top of bank elevations
12) Prosed pond control structure and skimmer details
13) Existing/proposed drainage easements
14) Offsite improvements, if needed
15) Project Flood Certification and 100-year flood elevation
16) Demonstrate conveyance of existing offsite drainage through/around project or include/comingle with onsite flow calculations (if needed).

17) Proposed gutter locations on those homes where roof runoff would discharge to offsite butting areas
18) Amenities site (such as club house or pocket park) and details demonstrating adequate parking and drainage facilities design to meet City regulatory requirements
19) Proposed limits of work with sediment control barriers and erosion control measures outlined
20) Proposed Landscaping/Irrigation plans detailing any/all plantings, entry feature/guard house, project sign, fence or wall locations and required easements
21) Boring locations
22) Show all areas within City, County or FDOT right of ways disturbed and not otherwise planted, to be sodded
23) Approved Operation & Maintenance Plan for proposed stormwater management system

Subdivision Drainage Calculation Requirements:

The signed and sealed drainage calculations, at a minimum, are to be in a comprehensive report, which includes:

1) Project narrative discussing project size, location, phasing and uses, including: whether in an open or closed drainage basin, FDEP WBID identification and/or known impairments, existing onsite soils, whether environmental areas and/or flood prone areas exist onsite
2) Existing conditions drainage basin map which includes existing contours, basin divides, flow paths/directions, and all existing onsite and offsite tributary basins with areas labelled
3) Proposed conditions drainage basin map which includes, proposed drainage improvements, basin divides, flow directions, and all onsite and offsite tributary drainage basins with areas labelled
4) Identify any/all existing onsite basin surface storage areas or wetlands and quantify/compute any storage/attenuation provided by said depressional storage
5) Existing/proposed times of concentration calculations
6) Existing/proposed basin Curve Number and/or Rational Coefficient determinations
7) Demonstrate that the project stormwater management system and discharge meet City Development Standards, Stormwater Management Regulations and the construction standards of the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT) and/or Pinellas County, where applicable
8) Proposed pond normal water elevation and related groundwater and/or wetland seasonal high determination and documentation.
9) If using infiltration/percolation provide supporting geotechnical documentation for assumptions used in calculations
10) Storm sewer tabulations and any required ditch/swale conveyance calculations
11) Tailwater determinations used and back-up documentation
12) Wetland hydration calculations, if onsite depressional wetland is used for drainage purposes.

Memorandum

Date: May 12, 2026
To: Mayor and Board of Commissioners
Through: Charles Rudd, City Manager
From: Alexandra Keen, Interim Planning Director
Subject: Land Development Code (LDC) Articles I, II, and III Updates **(1st Reading), (Application 24-26)(Allie Keen, Interim Planning Director)**

Recommendation

Staff recommends approval of the following Land Development Code (LDC) amendments:

- **Draft Ordinance 2026-08:** Amendments to LDC Article I - General Provisions
- **Draft Ordinance 2026-09:** Amendments to LDC Article II - District Regulations
- **Draft Ordinance 2026-10:** Amendments to LDC Article III - Supplementary District Regulations

Background

The Planning and Zoning Department is in the process of reviewing the City's Land Development Code (LDC) for potential updates. The proposed updates are intended to incorporate relevant items identified in the updated 2045 Comprehensive Plan and to address "quick fixes" that have been identified over the past few years. The "quick fix" items address repeated variance activity, gray areas of the code where interpretations vary, updates for compliance with state regulations, and generally providing additional clarity throughout the code.

Staff is approaching the LDC updates incrementally by reviewing each article in its entirety. At this time, the proposed amendments are to Articles I, II, and III, contained in the three ordinances outlined above.

Planning and Zoning Board Recommendation:

The proposed amendments were discussed at a workshop with the Planning and Zoning Board on February 23, 2026, and the recommendations from the Board were incorporated prior to moving forward with adoption.

The Planning and Zoning Board heard this item at their regular meeting of April 20, 2026, with six (6) members present. The Board voted unanimously to approve Ordinances 2026-08, 2026-09, and 2026-10. There was no public comment on the item.

Funding

N/A

Strategic Plan Objective

N/A

MEMORANDUM

To: Planning & Zoning Board Members

Staff: Allie Keen, Interim Planning Director

P&Z Meeting: April 20, 2026

Subject: Land Development Code Amendments (Art. I, II, & III)

RECOMMENDATION:
Review and provide a recommendation to the Board of Commissioners regarding proposed amendments to Articles I, II, and III of the Land Development Code.

BACKGROUND
The Planning and Zoning Department has started reviewing the City's Land Development Code (LDC) for potential updates. The proposed updates are intended to incorporate relevant items identified in the updated 2045 Comprehensive Plan and to address "quick fixes" that have been identified over the past few years. The "quick fix" items address repeated variance activity, gray areas of the code where interpretations may vary widely, updates for compliance with state regulations, and generally providing additional clarity throughout the code.

The Planning and Zoning Board reviewed the proposed amendments as a discussion item on February 23, 2026, and the recommendations from the Board have been incorporated.

APPROACH TO LDC UPDATES
Staff intends to approach the LDC updates incrementally by reviewing each article in its entirety. Once the review of an article(s) is complete, they will be scheduled for review and adoption. Following the full text review of the code, staff will begin a reorganization of the code to provide a more user-friendly and logical document.

ATTACHMENTS:
1. Draft Ordinance 2026-08 – Article I: General Provisions
    a. Exhibit A: Article I: General Provisions Strike-Through/Underline
2. Draft Ordinance 2026-09 – Article II: District Regulations
    a. Exhibit A: Article II: District Regulations Strike-Through/Underline
    b. Exhibit B: Table 28.00(A) – Table of Uses
3. Draft Ordinance 2026-10 – Article III: Supplementary District Regulations
    a. Exhibit A: Article III: Supplementary District Regulations Strike-Through/Underline

LDC ARTICLES I, II, & III AMENDMENTS

Planning and Zoning Board, April 20, 2026

Board of Commissioners, First Reading: May 12, 2026

Second Reading: May 26, 2026

BACKGROUND

2023 – Present: LDC 'Quick Fixes' identified to address:

- Repeated Variance Activity
- Gray Areas of Code
- Updates for Compliance with State Regulations
- Provide Additional Clarity

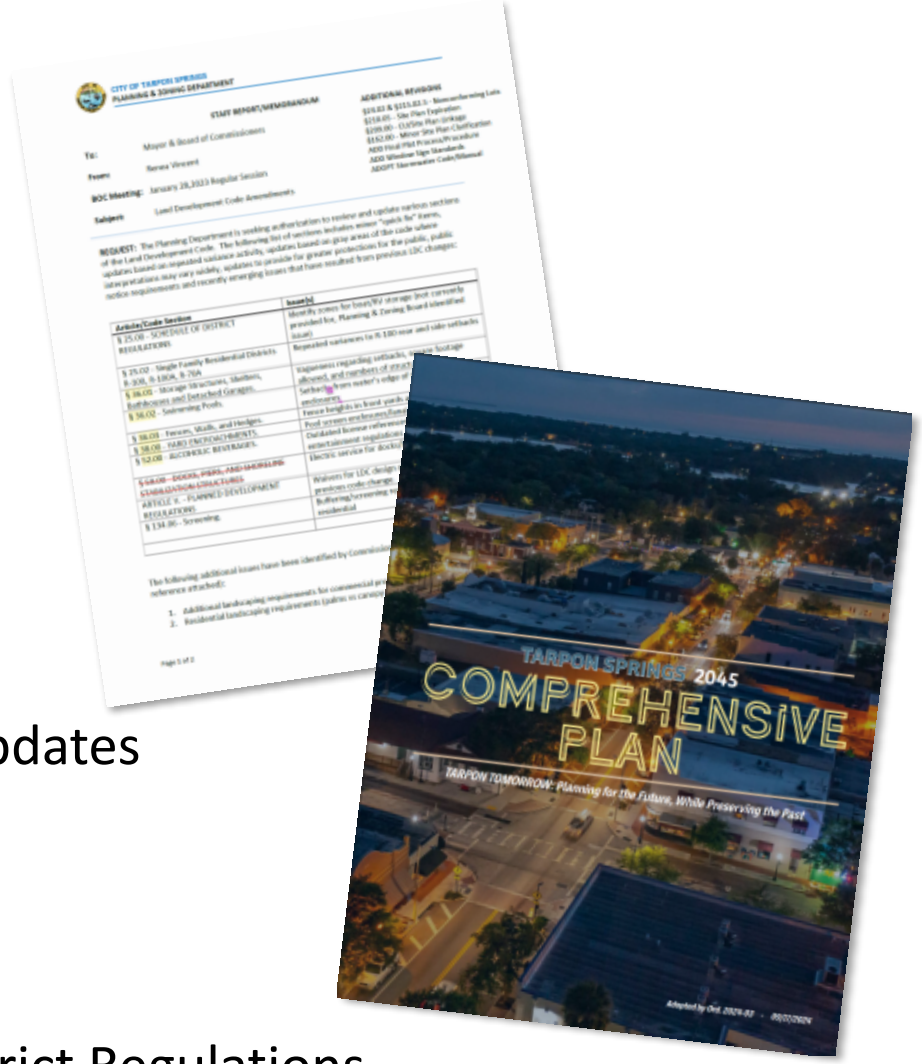
2024: 2045 Comprehensive Plan Adopted

2025: P&Z staff began reviewing the LDC by Article

February 2026: P&Z Board Workshop to discuss potential updates

Today: Provide recommendation on:

- Ordinance #2026-08 – Article I – General Provisions
- Ordinance #2026-09 – Article II – District Regulations
- Ordinance #2026-10 – Article III – Supplementary District Regulations



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ARTICLE I – GENERAL PROVISIONS

Overview of Updates:

- Minor text edits to provide better clarity of the application of the LDC.
- Removed unnecessary language that should be in the adoption ordinance not the LDC.

ARTICLE II – DISTRICT REGULATIONS

Overview of Updates:

- More User-Friendly Format:
  - Formatted the district standards in tables.
  - Reorganized/Combined sections to create a more logical reading order and to remove repetition.
  - Created a new 'Permitted Land Uses' section and formatted allowable uses in a table.

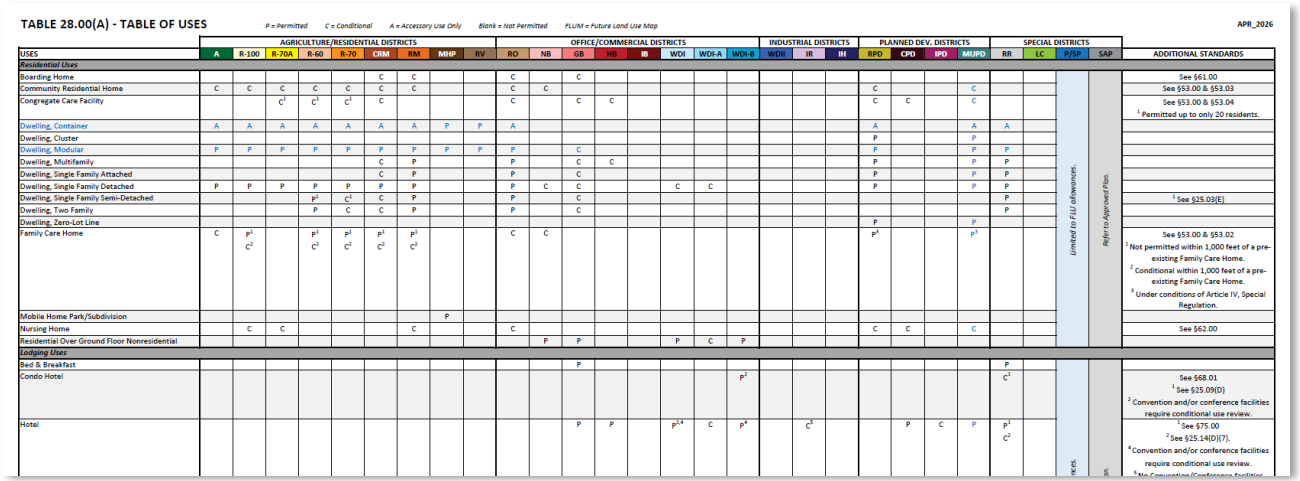


TABLE 28.00(A) - TABLE OF USES

P = Permitted C = Conditional A = Accessory Use Only Blank = Not Permitted FLUM = Future Land Use Map

APR_2026

USES	AGRICULTURE/RESIDENTIAL DISTRICTS								OFFICE/COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS			PLANNED DEV. DISTRICTS				SPECIAL DISTRICTS				ADDITIONAL STANDARDS
	A	R-100	R-70A	R-60	R-70	CRM	RM	MHP	RV	RO	NB	GB	HB	B	WDI	WDI-A	WDI-B	WDI	IR	IH	RPD	CPD	PD	MUPD	RR	LC	PSP	SAP	
Residential Uses																													
Boarding Home						C	C			C		C																	See §61.00
Community Residential Home	C	C	C	C	C	C	C			C	C										C			C					See §53.00 & §53.03
Congregate Care Facility			C[1]	C[1]	C[1]	C				C		C	C								C	C		C					See §53.00 & §53.04 [1] Permitted up to only 20 residents.
Dwelling, Container	A	A	A	A	A	A	A	P	P	A											A			A	A				
Dwelling, Cluster																					P			P					
Dwelling, Modular	P	P	P	P	P	P	P	P	P	P		C									P			P	P				
Dwelling, Multifamily						C	P			P		C	C								P			P	P				
Dwelling, Single Family Attached						C	P			P		C									P			P	P				
Dwelling, Single Family Detached	P	P	P	P	P	P	P			P	C	C			C	C					P			P	P				
Dwelling, Single Family Semi-Detached				P[1]	C[1]	C	P			P		C													P				[1] See §25.03(E)
Dwelling, Two Family				P	C	C	P			P		C													P				
Dwelling, Zero-Lot Line																					P			P					
Family Care Home	C	P[3] C[3]		P[1] C[2]	P[1] C[2]	P[1] C[2]	P[1] C[2]			C	C										P[3]			P[3]					See §53.00 & §53.02 [1] Not permitted within 1,000 feet of a pre-existing Family Care Home. [2] Conditional within 1,000 feet of a pre-existing Family Care Home. [3] Under conditions of Article IV, Special Regulation.
Mobile Home Park/Subdivision								P																					
Nursing Home		C	C				C			C											C	C		C					See §62.00
Residential Over Ground Floor Nonresidential											P	P			P	C	P												
Lodging Uses																													
Bed & Breakfast												P													P				
Condo Hotel																	P[2]								C[1]				See §68.01 [1] See §25.09(D) [2] Convention and/or conference facilities require conditional use review.
Hotel												P	P		P[2,4]	C	P[4]		C[4]			P	C	P	P[1] C[2]				[1] See §75.00 [2] See §25.14(D)(7). [4] Convention and/or conference facilities require conditional use review.

Limited to FLU allowances.

Refer to Approved Plan.

- Recognition of legal nonconforming lots of record without necessity to seek variance approval.
- Added a requirement to bring sites into compliance (proportional to project scope).
- Combined the R-100 and R-100A districts (using R-100A standards) to address repeated setback variances.
- Removed the min. dwelling size (can be viewed as discriminatory)
- Created 'Conditional Overlay' section to allow conditions to be applied during rezoning requests.

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ARTICLE III – SUPPLEMENTARY DISTRICT REGULATIONS

Overview of Updates:

- Added clarification on the regulation of accessory structures.
- Address screen enclosures with a solid roof.
- Reduced front yard fence height to 3’ to be consistent with sight visibility triangle requirements.
- Accessory Dwelling Units (ADUs):
  - Moved all regulations for ADUs to this article.
  - Increased allowable size (max. 600sqft to 800sqft).
  - Clarification on what constitutes an ADU.
- Sight Visibility Triangles:
  - Clarified language that was confusing.
  - Added a graphic showing how to measure the triangles.
  - Reduced front yard fence height to 3 ft. to be consistent with visibility requirements.
- Added new ‘Building Orientation’ section *(Comp. Plan Recommendation)*

PLANNING AND ZONING BOARD WORKSHOP INPUT

A workshop with the Planning and Zoning Board was held on February 23, 2026, where a first draft of the proposed revisions were reviewed and discussed.

Overall, the Board was supportive of the requested changes, but requested one item be clarified:

- Clarify what 'Designee' means – *See Article I, §6.05 – Language Interpretation*

BOARD ACTION

Provide a recommendation to the BOC:

- **Ordinance #2026-08** – Article I – General Provisions
- **Ordinance #2026-09** – Article II – District Regulations
- **Ordinance #2026-10** – Article III – Supplementary District Regulations

ORDINANCE 2026-08

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE I GENERAL PROVISIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, in response to the adoption of the 2045 Comprehensive Plan, the Planning and Zoning Department is reviewing each article of the Tarpon Springs Comprehensive Zoning and Land Development Code (LDC) for necessary updates and revisions; and

WHEREAS, the proposed updates are also incorporating revisions to address "quick fixes" that have been identified over the past few years; and

WHEREAS, the "quick fix" items address repeated variance activity, gray areas of the code where interpretations vary widely, updates for compliance with state regulations, and general clarity throughout the LDC; and

WHEREAS, Article I provides for the general provisions and applicability of the LDC; and

WHEREAS, the amendments to Article I are intended to remove unnecessary language and provide better clarity of the application of the LDC; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 20, 2026, made the recommendation to approve the recommended changes to Article I; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to incorporate the necessary revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Article I, of Appendix A, Comprehensive Zoning and Land Development Code, City of Tarpon Springs Code of Ordinances is hereby amended as provided for in 'Exhibit A – Article I General Provisions'.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

ARTICLE I. GENERAL PROVISIONS

§ 1.00 TITLE.

This Ordinance shall be entitled the "Tarpon Springs Comprehensive Zoning and Land Development Code" and may be referred to herein as the Code, the Land Development Code, or LDC.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 2.00 AUTHORITY.

This Land Development Code is enacted pursuant to the requirements and authority of F.S. 163.3202, the City Charter and the general powers for municipal corporations in F.S. Ch. 166.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 3.00 PURPOSE AND INTENT.

This Ordinance is adopted to:

(A) Promote and protect the public health, safety, and general welfare of the residents and property owners of the City of Tarpon Springs.

(B) Implement the adopted Comprehensive Plan through a set of specific and detailed land development provisions.

(C) Combine various types of City regulations and laws dealing with the development of land into one comprehensive land development code.

(D) Guide the future growth, development, and redevelopment of the City.

(E) Maintain and improve the quality of life in the City.

(F) Establish a development review process to ensure compliance with the Code and consistency with the Comprehensive Plan.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 4.00 RELATIONSHIP TO COMPREHENSIVE PLAN.

Land Development regulations shall be consistent with and implement the adopted Comprehensive Plan. All requests for development order approval must comply with the Land Development Code, must further the adopted Comprehensive Plan, and shall be reviewed for consistency with the goals, objectives, and policies contained within ~~the following~~ each element~~s~~ of the adopted Comprehensive Plan~~:~~.

~~(A) Future Land Use Map Series.~~

~~(B) Future Land Use Element.~~

~~(C) Historic Resources Element.~~

~~(D) Utilities Element and all Sub-Elements.~~

~~(E) Coastal Management and Conservation Element.~~

~~(F) Traffic Circulation Element.~~

~~(G) Capital Improvements Element.~~

~~(H) Housing Element.~~

~~(I) Recreation and Open Space Element.~~

~~(J) Intergovernmental Coordination Element.~~

~~(K) Plan Administration Element.~~

(Ord. 93-33, passed 10-19-93)

§ 5.00 APPLICABILITY.

§ 5.01 General Applicability.

The provisions of this Code shall apply to all development activity within the municipal boundaries of the City of Tarpon Springs, Florida. No development activity, as defined herein, shall be undertaken without prior authorization pursuant to this Code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 5.02 General Effect.

No building, structure, or land shall hereafter be used or occupied, and no building, structure, or part thereof shall hereafter be erected, constructed, reconstructed, located, moved or structurally altered except in conformity with the regulations herein specified for the zoning district in which it is located, and in conformity with all other applicable provisions of this Code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 5.03 Exceptions.

(A) The provisions of this Code and any subsequent amendments shall not affect the validity of any lawfully issued and effective construction permit or site plan approval if:

(1) The development activity authorized by the permit has commenced or authorized prior to the effective date of this Code (or any subsequent amendment) or application for building permit has been made and said permit is granted and does not expire. Extensions to said permit or site plan shall not be granted if there is conflict with any of the provisions of this Code; and

(2) The development activity continues without interruption until the development is complete. If the construction permit expires, any further development activity shall occur only in conformance with the requirements of this Code. Interruption shall be defined as a cease in construction activity for a period greater than one year or a cease of construction activity which ~~does~~ follows an approved Phasing Plan.

(B) Any development activity that is excepted from the provisions of this Code pursuant to § 5.03 must ~~meet~~ only meet the requirements of the regulations in effect at the time the development order was

approved. If the development order expires for any reason, any further development activity shall occur only in conformance with the requirements of this Code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 6.00 RULES OF INTERPRETATION.

§ 6.01 General Interpretation.

The interpretation and application of this Code shall be considered as the minimum requirements necessary to protect the public health, safety, and welfare; shall be liberally construed in favor of the City; and shall not be deemed to limit any other powers granted by state statute.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 6.02 Abrogation.

This Code is not intended to abrogate any existing legally enforceable easement, covenant, or restriction duly recorded in the Public Records of Pinellas County.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 6.03 Conflicts.

Where the provisions of this Code conflict with the requirements of any other regulation or provision of law, whichever imposes the more stringent provision shall prevail.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 6.04 Relationship of Specific to General.

The more specific provisions of this Code shall be followed in lieu of more general provisions that are more lenient and conflict with the more specific provisions.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 6.05 Language Interpretation.

(A) All time requirements shall be computed by excluding the first day and including the last day~~; except that if~~ If the last day is a Sunday or legal holiday that day shall be excluded.

(B) The use of the plural shall include the singular, and vice versa.

(C) Words imparting a specific gender shall apply to the masculine, the feminine and neuter.

(D) The words "shall" or “must” ~~is~~ are mandatory; "may" or “should” ~~is~~are permissive.

(E) Words used in the past or present tense include the future as well.

(F) The word "year" shall mean a calendar year, unless otherwise indicated.

(G) The word "day" shall mean a calendar day, unless working day is indicated.

~~(G)~~(H) "Designee" refers to a qualified, subject matter expert who is appointed or designated by the City Manager or other city official to act on their behalf.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

~~§ 7.00 SEVERABILITY.~~

~~If any article, section, subsection, paragraph, sentence, clause, or phrase of this Code is for any reason held by any court of competent jurisdiction to be unconstitutional or otherwise invalid, the validity of the remaining portions of this Code shall continue in full force and effect, and the comparable provision or portion of the immediately preceding development regulations shall be in full force and effect, notwithstanding anything to the contrary contained in this Code.~~

~~(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)~~

~~§ 8.00 REPEAL OF PRIOR PROVISIONS.~~

~~Upon the effective date of this Code, Ordinance 799, Appendix A; Chapter 19; Sections 18-15, 18-16, 18-18, and 18-19; Chapter 16; Section 15-5; Chapter 14; Chapter 13, Sections 11-165 and 11-166; Section 8-1; Section 6-10; Chapter 6, Article VII and Article VIII; and Sections 3-5, 3-6, and 3-7 of the Code of Ordinances for the City of Tarpon Springs are hereby repealed, except as otherwise provided herein. In the event any portion of this Code is declared invalid, the comparable provision or portion of the immediately preceding development regulations shall be in full force and effect, notwithstanding anything to the contrary contained in this Code.~~

~~(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)~~

~~§ 9.00 EFFECTIVE DATE.~~

~~This Code shall take effect immediately upon adoption.~~

~~(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)~~

~~§ 10.00 COPY ON FILE; DISTRIBUTION.~~

~~A copy of this Code, as may be amended from time to time, shall be kept in the Planning and Zoning Department. Copies shall be made available for public sale.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

(§§ ~~11.00~~7.00 through 19.00 reserved)

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Tampa Bay Times

Published Daily

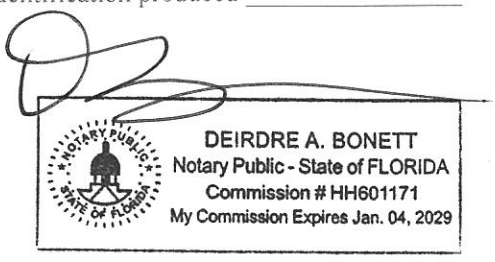
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Application #26-24 was published in said newspaper by print in the issues of 04/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jesaca Bowling
Sworn to and subscribed before me this **04/01/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____



NOTICE OF AMENDMENT TO CODE OF ORDINANCES

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinances:

ORDINANCE 2026-08

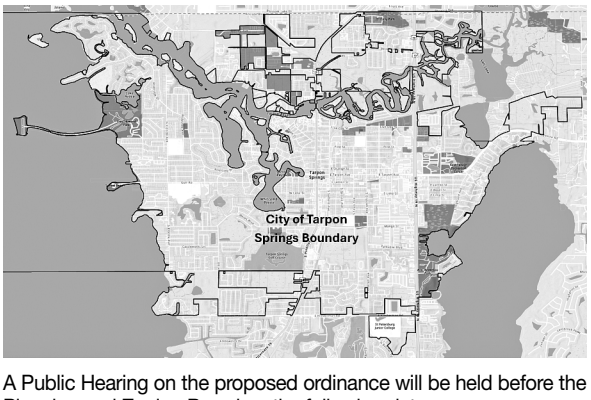
AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE I GENERAL PROVISIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

ORDINANCE 2026-09

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE II DISTRICT REGULATIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE III SUPPLEMENTARY DISTRICT REGULATIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.



A Public Hearing on the proposed ordinance will be held before the Planning and Zoning Board on the following date:

Monday, April 20, 2026 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the Board of Commissioners on the following dates:

Tuesday, May 12, 2026 @ 6:30 P.M. (1st Reading)
Tuesday, May 26, 2026 @ 6:30 P.M. (2nd Reading)

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

Please Reference Application #26-24

4/01/2026 jb

83390-1

ORDINANCE 2026-09

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE II DISTRICT REGULATIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, in response to the adoption of the 2045 Comprehensive Plan, the Planning and Zoning Department is reviewing each article of the Tarpon Springs Comprehensive Zoning and Land Development Code (LDC) for necessary updates and revisions; and

WHEREAS, the proposed updates are also incorporating revisions to address "quick fixes" that have been identified over the past few years; and

WHEREAS, the "quick fix" items address repeated variance activity, gray areas of the code where interpretations vary widely, updates for compliance with state regulations, and general clarity throughout the LDC; and

WHEREAS, Article II of the LDC provides for the regulation of zoning district standards within the City of Tarpon Springs; and

WHEREAS, the amendments to Article II are intended to incorporate the applicable Comprehensive Plan and "quick fix" changes, including consolidation of the R-100 and R-100A (Single Family Residential) districts, removal of the CS (Commercial Service) and PTC (Pinellas Trail Corridor) districts which are no longer applicable, addition of a CO (Conditional Overlay) district, adjustments to the nonconforming lot of record standards, reformatting and reorganization of the article for added simplicity, incorporation of a 'Permitted Uses Table', and other revisions as needed; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 20, 2026, made the recommendation to approve the recommended changes to Article II; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to incorporate the necessary revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Article II, of Appendix A, Comprehensive Zoning and Land Development Code, City of Tarpon Springs Code of Ordinances is hereby amended as provided for in 'Exhibit A – Article II District Regulations' and 'Exhibit B – Table 28.00(A) Table of Uses'.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

ARTICLE II. DISTRICT REGULATIONS

§ 20.00 ESTABLISHMENT OF DISTRICTS.

The following zoning districts are hereby established to carry out the provisions of this Code:

Table 20.00(A) – Zoning Districts

Category	Code	Name	LDC Section
Agricultural Districts	A	Agricultural District	§25.01
Residential Districts	R-100	Single Family Residential District	§25.02
	R-70A	Single Family Residential District	§25.02
	R-60	Neighborhood Conservation District	§25.03
	R-70	One and Two Family Residential District	§25.03
	CRM	Conditional Residential Mix District	§25.04
	RM	Residential Multifamily District	§25.05
	MHP	Mobile Home Park District	§25.06
	RV	Recreational Vehicle Park District	§25.07
Office Districts	RO	Residential Office District	§25.08
Commercial Districts	NB	Neighborhood Business District	§25.10
	GB	General Business District	§25.11
	HB	Highway Business District	§25.12
	IB	Intensive Business District	§25.13
	WDI	Waterfront Development District	§25.14
	WDI-A	Waterfront Commercial Fishing Development District	§25.15
	WDI-B	Waterfront Commercial Fishing and Tourism Redevelopment District	§25.16
Industrial Districts	WDII	Waterfront and Marine Industry Development District	§25.17
	IR	Industrial Restricted District	§25.18
	IH	Industrial Heavy District	§25.19
Planned Development Districts	RPD	Residential Planned Development District	§78.01
	CPD	Commercial Planned Development District	§78.02
	IPD	Industrial Planned Development District	§78.03
	MUPUD	Mixed Use Planned Development District	§78.04
Special Purpose Districts	LC	Land Conservation District	§25.20
	SAP	Special Area Plan	§25.21
	P/SP	Public/Semi-Public District	§25.22
	RR	Resort Residential District	§25.09
Special Purpose Overlay Districts	CZO	Conditional Zoning Overlay	§25.23
	Designated Historic Districts		Article VII
	Designated Historic Structures and Landmarks		Article VII

~~Agricultural District~~

Commented [AK1]: Formatted this section into a table with code section references.

Did not remove any districts, except CS and PTC districts because currently no properties have those designations and they are not applicable.

Combined R-100 and R-100A into one category (utilizing R-100A district standards).

~~A Agricultural District~~

~~Residential Districts~~

~~R-100 Single Family Residential District~~

~~R-100A Single Family Residential District~~

~~R-70A Single Family Residential District~~

~~R-60 Neighborhood Conservation District~~

~~R-70 One and Two Family Residential District~~

~~CRM Conditional Residential Mix District~~

~~RM Residential Multifamily District~~

~~MHP Mobile Home Park District~~

~~RV Recreational Vehicle Park District~~

~~Office District~~

~~RO Residential Office District~~

~~Commercial Districts~~

~~CS Commercial Service District~~

~~PTC Pinellas Trail Corridor District~~

~~NB Neighborhood Business District~~

~~GB General Business District~~

~~HB Highway Business District~~

~~IB Intensive Business District~~

~~WDI Waterfront Development District~~

~~WDI-A Waterfront Commercial Fishing Development District~~

~~WDI-B Waterfront Commercial Fishing and Tourism Re-Development District~~

~~Industrial Districts~~

~~WDII Waterfront and Marine Industry Development District~~

~~IR Industrial Restricted District~~

~~IH Industrial Heavy District~~

~~Planned Development Districts~~

~~RPD Residential Planned Development District~~

~~CPD Commercial Planned Development District~~

~~IPD Industrial Planned Development District~~

~~Special Purpose District~~

~~LC Land Conservation District~~

~~SAP Special Area Plan (Pursuant to Section 70.00 of this Code)~~

~~P/SP Public/Semi-Public District~~

~~RR Resort Residential~~

~~Special Purpose Overlay Districts (Pursuant to Article VII of this Code)~~

~~Designated Historic Districts~~

~~Designated Historic Structures and Landmarks~~

~~Archaeological Base Zone~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-38, passed 11-18-97; Am. Ord. 2009-13, passed 10-20-09; Am. Ord. 2010-20, passed 7-20-10)

§ 21.00 OFFICIAL ZONING ~~ATLAS~~ MAP ESTABLISHED.

(A) There shall be a map designated as the Official Zoning ~~Atlas~~ Map which shall show the boundaries of all zoning districts within the City jurisdiction.

(B) The Official Zoning ~~Atlas~~ Map ~~dated May 1, 1990 is hereby~~shall be adopted ~~and incorporated by reference into this Code~~and amended by ordinance in accordance with the procedures established in this Code.

(C) The Official Zoning ~~Atlas~~ Map ~~is composed of a series of sheets, identified by Section, Township, and Range, and~~ shall be kept on file ~~in the Office of~~by the Planning and Zoning Department and the Office of the City Clerk and Collector.

~~(D) Any map amendment change shall be posted on the Official Zoning Atlas by the Office of the Planning and Zoning Department. Records shall be kept which identify the official action, the date of such action, the area involved, and the date of posting.~~

~~(E) No unauthorized changes shall be made to the Official Zoning Atlas. All changes, or amendments, shall be in accordance with the procedures established in this Code.~~

~~(F)~~(D) The ~~Office of the~~ Planning and Zoning Department shall retain copies of earlier maps or atlases for historical reference.

~~(G)~~(E) In the event that the Official Zoning ~~Atlas~~ Map is lost, destroyed, or damaged the Planning Director shall have a new map made. No further action or authorization is required provided no district boundaries are changed in the process.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 22.00 ~~RULES FOR~~ INTERPRETATION OF DISTRICT BOUNDARIES.

In ~~construing~~ interpreting the Official Zoning ~~Atlas~~ Map the following rules shall be applied:

(A) A district symbol or name shown within a district shall extend or pertain throughout the whole area surrounded by the boundary line.

(B) Boundaries indicated as approximately following the centerlines of dedicated streets, alleys, highways, easements, railroads, and the like shall be ~~construed~~ interpreted to follow such lines.

(C) Boundaries indicated as approximately following platted lot lines, section, tract, or property lines shall be ~~construed~~ interpreted to follow such lines.

(D) Boundaries indicated as approximately following political boundaries shall be ~~construed~~ interpreted as following such political boundaries.

(E) Boundaries indicated as approximately following the shoreline at a body of water shall be ~~construed~~ interpreted as following such shoreline. In the event of a change to the shoreline, the boundary shall be ~~construed~~ interpreted as moving with the actual shoreline.

(F) Boundaries indicated as following the centerlines of streams, canals, or rivers shall be ~~construed~~ interpreted as to follow such centerlines.

(G) Boundaries indicated as entering any body of water but not continuing to intersection with other zoning boundaries or with the City limits shall be ~~construed~~ interpreted as extending in the direction in which they enter the body of water to intersection with other zoning boundaries or City limit lines.

(H) Where physical or cultural features exist on the ground that are at variance with those shown on the Official Zoning ~~Atlas~~ Map the actual location shall govern.

(I) Where a public road, street, or alley is officially vacated the regulations applicable to the property to which it reverted shall apply.

(J) Where areas have been excluded or unclassified the designation shall be classified 'A Agricultural' until designated otherwise in accordance with the procedures established by this Code.

(K) In cases where the rules fail to clarify the status of land, the Planning and Zoning Director shall interpret the Official Zoning ~~Atlas~~ Map in such a manner as to carry out the intent of this Code. Appeal from an interpretation shall be to the Board of Adjustment in accordance with the procedures established by this Code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 23.00 APPLICATION OF DISTRICT REGULATIONS.

~~(A) Permitted Uses represent only those uses which are permitted by right in a given district.~~

~~(B)(A) Conditional Uses may be permitted in a given district by the Board of Commissioners only upon a finding that such use in a specified location will comply with the criteria established in general or in specific for such use by this Code.~~

~~(C)(A) Uses existing prior to the effective date of this Code shall only be expanded in accordance with the regulations and procedures established by this Code.~~

~~(D)(A) In the event that a particular use is not listed anywhere in this Code, then it shall be interpreted that the use in this Code having the most similar characteristics as the use in question shall apply. The purpose and intent of the district where the use with the most similar characteristics shall also be consulted in this determination.~~

~~(E)(A) All land and land development shall be in accordance with the City's Comprehensive Plan, and these regulations. Where these regulations differ from the City's Comprehensive Plan the more restrictive of the two shall be applied.~~

~~(Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93)~~

Commented [AK2]: Moved this to the end of the Article in a new "Permitted Land Uses" section.

§ 23.01 ~~Maximum~~ Density/Intensity Standards.

~~(A) Maximum density shall be expressed in terms of number of dwelling units per gross residential acre. In determination of the maximum number of units to be allowed, any proportional fraction thereof shall be the nearest whole number.~~

~~(A) The maximum density permitted in nonresidential districts shall not exceed 15 units per acre.~~The maximum density and intensity standards for each zoning district are established by the underlying future land use (FLU) category as identified on the Comprehensive Plan Future Land Use Map (FLUM). When density and intensity standards are identified in individual zoning districts, the more restrictive standard applies.

(B) Measurement of Density/Intensity:

(1) Residential – Measured as dwelling units per gross acre (du/ac).

(2) Residential Equivalent – Measured as beds per dwelling unit.

(3) Non-Residential – Measured as floor area ratio (FAR) and impervious surface ratio (ISR).

(4) Mixed Uses - The proportional share of the applicable standards outlined above.

(5) In determination of maximum density/intensity allowed, any proportional fraction thereof shall be rounded to the nearest whole number.

~~(1)~~(6) Any submerged land shall be excluded from the total land area when calculating the maximum density/intensity.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 23.02 Minimum Lot/~~ or~~ District Size and Dimensional Standards.

(A) Where a minimum lot size or district size is given for a particular use or zone, no area of land of a lesser size may be rezoned or intensified in use except as follows:

(1) Such lands are contiguous to such existing zone or zoned land and will be combined to meet the minimum regulation required.

(2) The rezoning was initiated by the City as a part of a comprehensive rezoning.

(3) A waiver authorized under the Planned Development ~~Districts~~ process is included.

(B) No lot ~~existing on the effective date of this Code~~of record shall be ~~thereafter~~ reduced in size, dimension, or area below the minimum requirements of this Code ~~set out herein~~, except ~~by reason of a portion~~when being acquired for public use.

(C) New Lots created ~~after the effective date of this Code~~ shall meet the minimum dimensional requirements established herein.

(D) The resubdivision or alteration of the arrangements of dimensions or boundary locations for existing lots may be permitted provided the minimum dimensional regulations are ~~complied with~~met and the total number of lots is not increased.

(E) All uses shall be subject to the minimum lot size requirements specified for a given district unless other minimum requirements are specified elsewhere in this Code.

(F) No land below the shoreline shall be credited as a part of a lot for the purposes of determining lot area, nor shall such land be part of any required yard or~~f~~ setbacks.

~~(E)~~(G) The height limitations of this Code shall not apply to poles uses for the franchised and/or transmission of electrical power, street lighting standards, and traffic control signal devices.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 23.03 Flag Lots.

(A) No flag lot shall be created, nor shall any structure be constructed upon an existing flag lot, except in compliance with the provisions of (B)(6) below, and the requirements of the Residential Planned Development (RPD) District.

(B) In Agricultural or Residential Districts in which a minor subdivision may be approved, or if vacant lots of record are of sufficient size to allow the erection of additional structures without the need to submit a plat, under the subdivision regulations in Article X hereof, the Technical Review Committee (TRC) may permit a flag lot under the following conditions:

(1) The original series of lots are of such size, shape, or location so that the lot in question does not have access to an existing public or private street.

(2) The remainder of the series of lots are adjoining an existing public or private street.

(3) The lot in question is an isolated example and will not set the precedent for a repetitive pattern.

(4) The lot in question can be given street numbers and designed or located in such a way that it does not become a detriment to the provision of emergency services.

(5) No public expenditures for the extensions of streets or utilities are required.

(6) The driveway will be at least 20 feet in width and shall be paved.

(7) The lot in question shall otherwise conform to the dimensional regulations of the district in which it is located.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-11, passed 4-19-94)

Commented [AK3]: Move to Art. X once finished with text edits.

~~§ 23.04 Waterfront Lots and Yards.~~

~~No land below the shoreline shall be credited as a part of a lot for the purposes of determining lot area, nor shall such land be part of any required yard or setbacks.~~

~~(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)~~

Commented [AK4]: Moved to §23.02 - relevant to that section.

~~§ 23.05 Height Limitation Exclusions.~~

~~The height limitations of this Code shall not apply to poles used for the franchised distribution and/or transmission of electrical power, street lighting standards, and traffic control signal devices.~~

~~(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-01, passed 2-20-96)~~

Commented [AK5]: Moved to §23.02 - relevant to that section.

§ ~~23.06~~23.04 Open Space Reduction.

No part of the open space required in any development may be subsequently reduced below the minimum requirement.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

~~**§ 23.07 Floor Elevations.**~~

~~(A) All building floor elevations for living space shall be a minimum of 1½ feet above the highest elevation of a street pavement or surface adjacent to the building. All other buildings shall have floor elevations a minimum of one foot above the highest elevation of a street pavement or surface adjacent to the building. Provided, however, that the City Manager or his designee may grant an exception to this requirement, if the site is graded to provide for adequate drainage and there are either physical constraints that create an undue hardship or other sound engineering reasons that require the waiver of the requirements of this section.~~

~~(B) No certificate of occupancy shall be issued unless a registered engineer or land surveyor certifies that the building has been constructed to the proper elevation as required under subsection (A).~~

~~(C) This section shall apply to all new structures for which building permits are applied for after September 9, 1988. It shall not apply to additions to existing structures constructed in accordance with a building permit applied for prior to September 9, 1988.~~

~~(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)~~

§ 23.~~08~~ 07 Effect ~~Of~~ of Annexation.

~~If an area annexed was subject to a county land use plan and county zoning or subdivision regulations, said regulations shall remain in effect until the area is rezoned by the City to comply with its Comprehensive Plan.~~ At the time property is annexed into the City, the future land use and zoning must be amended to the most comparable city future land use and zoning district categories to the existing Pinellas County designations, unless application is made for land use amendment and/or rezoning to different categories.

(F.S. Ch. 171) (Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

~~**§ 23.09 Specific Limitations of Certain Uses Under the Countywide Plan Rules of Pinellas County.**~~

~~(A) Ancillary non-residential uses/transportation utility uses, as defined by the Countywide Plan Rules of Pinellas County, shall not exceed ten acres when located in the Institutional Future Land Use Map category. Any such use, alone or when added to existing contiguous like use(s), which exceeds 10 acres shall require a plan map amendment to an appropriate category which shall include such use and all contiguous like uses.~~

~~(B) Institutional and Ancillary non-residential uses, as defined by the Countywide Plan Rules of Pinellas County, shall not exceed ten acres when located in the Transportation/Utility Future Land Use Map category. Any such use, alone or when added to existing contiguous like use(s), which exceeds 10 acres shall require a plan map amendment to an appropriate category which shall include such use and all contiguous like uses.~~

~~(Ord. 2011-08, passed 9-6-11)~~

Commented [AK6]: Addressed in Floodplain Ordinance.

Commented [AK7]: Remove - This is contradictory to the updated Comp Plan, and should just be in the Comp Plan.

§ 24.00 NONCONFORMITIES.

§ 24.01 Intent.

Within districts established by the Code, there may exist lots, structures, and use of land or structures which were lawful prior to the adoption of this Code or amendment, but which would be prohibited, regulated, or restricted under the terms established herein. It is the intent of this Code to permit such legal nonconformities to continue until they are removed by economic or other forces, but not to encourage their survival or replacement due to their inconsistency with the provisions established herein. It is further the intent of this Code eventually to require all uses of land or structures to conform to this Code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 24.052 General Requirements.

(A) Normal maintenance and incidental repair of a lawful nonconformity shall be permitted, provided that such maintenance and repair does not violate any other provision of this Code or the City's building codes.

(B) The burden of establishing that a nonconformity is lawful shall be upon the property owner.

(C) Nonconforming structures of significant cultural or historic value may be rebuilt to their original condition if destroyed, notwithstanding the other restrictions of this section, provided the restoration is done to recreate the historical context of the original structure. Structures of significant cultural or historic value shall be either:

(1) Listed on the Florida Master Site File.

(2) Listed on the National Register of Historic Places.

(3) Contributing structures located in a National Register Historic District.

(4) Contributing structures located in a Local Historic District.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 24.~~02~~ 03 Nonconforming Lots of Records.

(A) In any district in which residential dwellings are permitted, a lot which is nonconforming in terms of the minimum requirements for lot area~~, or~~ lot width, and/or depth~~both~~, may be constructed upon with a residential dwelling provided:

(1) The lot was a lot of record on the effective date of this Code.

(2) The lot was not created in violation of a previous zoning ordinance.

~~(3) The lot was in single ownership on the effective date of this Code and is not a part of a series of vacant lots or parcels sharing continuous street frontage under unified ownership.~~

~~(B) If at any time the owner of such nonconforming lot owns adjoining unimproved land, then the lots or land shall be combined to meet the minimum requirements of this Code.~~

~~(C)~~(B) Nonconforming lots of record shall not be further reduced by area or width.

~~(D)~~(C) The other dimensional regulations of the district in which the lot is located, including but not limited to maximum residential density, minimum yards, and maximum lot coverage shall apply.

Commented [AK8]: Will also need to update Variance Section 215.02.5

~~(E)~~(D) Prior to the issuance of a building permit for a nonconforming lot, a nonconforming lot of record opinion shall be obtained from the Planning and Zoning ~~Director~~Department.

~~(F) The Board of Adjustments may consider variances to the requirements of this Section in accordance with Section 215.02.5.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2012-09, passed 5-15-12)

§ 24.~~03~~ 04 Nonconforming Structures.

(A) No nonconforming structure may be enlarged or altered in any way which increases its nonconformity except by variance approval from the Board of Adjustment.

(B) All additions to nonconforming structures shall meet the dimensional regulations of the district in which it is located at the time of the expansion.

(C) If a nonconforming structure is damaged by fire, natural elements, or force beyond control of the owner, to an amount greater than 50 percent of its appraised valuation for tax purposes on the day immediately preceding such loss, said structure shall only be rebuilt to conform to the regulations of this Code and the City's Building Code.

(D) If a nonconforming structure is moved for any reason any distance, it shall thereafter conform to the regulations of this Code.

(E) ~~However, the~~The provisions of this section~~, but only as such regulate nonconforming setback requirements,~~ shall not ~~be applicable~~apply to nonconforming setbacks of~~to~~ any preexisting nonconforming structure which has incurred damage ~~from~~ during a declared state of emergency caused by a natural disaster. The current or future owners of any such structure may replace or rebuild such structure at the location in which ~~such structure has~~it was established ~~prior thereto~~. In all other respects, such regulations imposed by Section 24 shall remain in effect.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-11, passed 5-18-93; Am. Ord. 93-33, passed 10-19-93)

§ 24.~~04~~ 05 Nonconforming Uses of Land or of Structures.

(A) No nonconforming use of land or of a structure may be enlarged, intensified, changed, increased, or extended to occupy a greater area of land or of gross floor area than that use occupied on the effective date of this Code.

(B) If the nonconforming use of a structure or land ceases for any reason, except where governmental action impedes access to the site, for a period of more than six months ~~or for any intermittent period amounting to six months in any one year~~, use of the structure or land shall conform to the regulations of this Code.

(C) There may be a change in tenancy, ownership, or management of a nonconforming use provided there is no change in nature or character of such nonconforming use.

(D) If the nonconforming use of land or of a structure is replaced by a conforming use of land or of a structure, a nonconforming use shall not ~~thereafter~~ be re-established ~~on the same site~~.

(E) If the nonconforming use of a structure is damaged by fire, natural elements, or force beyond the control of the owner, to an amount greater than 50 percent of its appraised valuation for tax purposes on the day immediately preceding such loss, the nonconforming use may be resumed, provided that the structure must be built or rebuilt to conform to the current provisions of this Code and all other applicable codes, ordinances, laws and regulations.

(F) The casual, temporary, or illegal use of land or structures shall not be sufficient to establish the existence of a nonconforming use.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2005-22, passed 11-15-05)

~~**§ 24.05 General Requirements.**~~

~~(A) Normal maintenance and incidental repair of a lawful nonconformity shall be permitted, provided that such maintenance and repair does not violate any other provision of this Code or the City's building codes.~~

~~(B)~~(A) ~~The burden of establishing that a nonconformity is lawful shall be upon the property owner.~~

~~(C)~~(A) ~~Nonconforming structures of significant cultural or historic value may be rebuilt to their original condition if destroyed, notwithstanding the other restrictions of this section, provided the restoration is done to recreate the historical context of the original structure. Structures of significant cultural or historic value shall be either:~~

~~(1) Listed on the Florida Master Site File.~~

~~(2)~~(1) ~~Listed on the National Register of Historic Places.~~

~~(3)~~(1) ~~Contributing structures located in a National Register Historic District.~~

~~(4)~~(1) ~~Contributing structures located in a Local Historic District.~~

~~(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)~~

§ 24.06 Nonconforming Characteristics of Use.

Characteristics of use, such as density, off-street parking and loading, landscaping, drainage, signs and other development regulations may be legally nonconforming in terms of this Code. Generally, the provisions governing specific characteristics of use and their expansion are found elsewhere in this Code. Nonconforming characteristics of use not addressed elsewhere in this Code shall be proportionally improved towards compliance as determined by the Technical Review Committee.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 24.07 Reserved

Editor's note(s)—Ord. No. 2018-03, § 2, adopted February 6, 2018, repealed § 24.07, which pertained to prohibition on location of medical cannabis dispensaries and derived from Ord. No. 2017-10, passed 4-18-17.

§ 25.00 SCHEDULE OF DISTRICT REGULATIONS.

~~Community Assembly means the following within Sections 25 and 26 below: an establishment providing a place for persons to gather together for a common purpose in a meeting, recreational, religious or social facility.~~

Commented [AK9]: Move to Article XIV - Definitions

~~**(Am. Ord. 2009-03, passed 8-18-09)**~~

§ 25.01 A (Agricultural) District.

(A) The A (Agricultural District) is established to identify areas where predominantly rural and agricultural activities are normally conducted, to conserve agricultural lands and promote agricultural activity and related uses, to conserve open space and promote noncommercial recreational activities, and to protect areas from premature urban development due to the areas' rural character or a lack of available public facilities.

~~(B) Permitted Uses~~

~~(1) Agriculture~~

~~(2) Emergency Service Facilities~~

~~(3) Single Family Detached Dwellings~~

~~(4) Public Parks and Recreation Facilities~~

~~(C) Conditional Uses~~

~~(1) Community Assembly~~

~~(2) Communication Towers~~

~~(3) Community Residential Homes~~

~~(4) Excavation~~

~~(5) Family Care Homes~~

~~(6) Golf Course~~

~~(7) Home Occupations (Pursuant to Sections 51.00 through 51.03 of this Code)~~

~~(8) Kennels~~

~~(9) Light Utility Service~~

~~(10) Schools of General Education~~

~~(11) Schools of Special Education~~

~~(12) Veterinary Clinics~~

~~(D)~~(B) Dimensional Regulations

Table 25.01(A) – A – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses	30,000	200	-	30	20	25	50	35	Per FLU/ISR allowance

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.

~~(1) Maximum Density – 1.4 dwelling units per acre~~

Commented [AK10]: All Permitted/Conditional Uses are moved to the end of this Article in a new "Permitted Land Uses" Section in table format.

~~(2) Minimum Lot Area = 30,000 square feet~~

~~(3) Minimum Lot Width = 200 feet~~

~~(4) Maximum Height = 35 feet~~

~~(5) Minimum Yards:~~

~~(a) Front = 30 feet~~

~~(b) Side = 20 feet~~

~~(c) Side Street = 25 feet~~

~~(d) Rear = 50 feet~~

~~(E) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(F) Intensity Standards: Non-Residential use shall not exceed a Floor Area Ratio (FAR) of .30, nor an Impervious Surface Ratio (ISR) of .60.~~

~~(G) Residential Equivalent Use: Shall not exceed an equivalent of three beds per permitted dwelling unit at 1.4 dwelling units per acre.~~

~~The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-01, passed 2-20-96; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11)

§ 25.02 R-100 & R-70A (Single Family Residential) Districts. ~~R-100, R-100A, R-70A~~

(A) The R-100 and R-70A (~~s~~Single ~~f~~Family ~~r~~Residential) districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development of the area.

~~(B) Permitted Uses~~

~~(1) Community Assembly~~

~~(2) Community Gardens~~

~~(3) Emergency Service Facilities~~

~~(4) Family Care Homes (Not within 1,000 feet of a pre-existing Family Care Home)~~

~~(5) Public Parks and Recreation Facilities~~

~~(6) Schools of General Education~~

~~(7) Sewage Treatment Plants~~

~~(8) Single Family Detached Dwellings~~

~~(C) Conditional Uses~~

~~(1) Agriculture (Limited to the Residential Rural, Residential Estate, Residential Suburban, Residential Low, and Residential Urban Future Land Use Map Designations)~~

~~(2) Community Residential Homes~~

~~(3) Congregate Care Facilities up to 20 residents (R-70A only)~~

~~(4) Day Care Centers~~

~~(5) Day Care Homes~~

~~(6) Family Care Homes (Within 1,000 feet of a pre-existing Family Care Home)~~

~~(7) Government Offices and Related Facilities~~

~~(8) Home occupations (Pursuant to §§ 51.00 through 51.03 of this Code)~~

~~(9) Light Utility Service~~

~~(10) Nursing Homes~~

~~(11) Schools of Special Education~~

~~(D) R-100 District Dimensional Regulations~~

~~(1) Maximum Density = Four dwelling units per acre~~

~~(2) Minimum Lot Area = 10,000 square feet~~

~~(3) Minimum Lot Width = 75 feet~~

~~(4) Minimum Lot Depth = 100 feet~~

~~(5) Maximum Height = 35 feet~~

~~(6) Minimum Yards:~~

~~(a) Front = 25 feet~~

~~(b) Side = A minimum of ten feet with a total of 25 feet for both side yards~~

~~(c) Side Street = 15 feet~~

~~(d) Rear = 30 feet~~

~~(7) Minimum Net Floor Area = 1,200 square feet~~

Commented [AK11]: Merged with R-100A and utilizing existing R-100A dimensional standards. This is in response to multiple variance requests due to inadequate lot size and large setbacks.

~~(E)~~(B) R-100~~A~~ District Dimensional Regulations

Table 25.02(A) – R-100 – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses	7,000	60	100	25	10	10	25	35	Per FLU/ISR allowance

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.

~~(1) Maximum Density = Five dwelling units per acre~~

~~(2) Minimum Lot Area = 7,000 square feet~~

~~(3) Minimum Lot Width = 60 feet~~

~~(4) Minimum Lot Depth = 100 feet~~

~~(5) Maximum Height = 35 feet~~

~~(6) Minimum Yards:~~

~~(a) Front = 25 feet~~

~~(b) Side = Ten feet~~

~~(c) Side Street = Ten feet~~

~~(d) Rear = 25 feet~~

~~(7) Minimum Net Floor Area = 1200 square feet~~

~~(F)~~(C) R-70A District Dimensional Regulations

Table 25.02(B) – R-70A – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses	6,500	60	80	25	7.5	15	20	35	Per FLU/ISR allowance

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.

~~(1) Maximum Density = Six dwelling units per acre~~

~~(2) Minimum Lot Area = 6,500 square feet~~

~~(3) Minimum Lot Width = 60 feet~~

~~(4) Minimum Lot Depth = 80 feet~~

~~(5) Maximum Height = 35 feet~~

~~(6) Minimum Yards:~~

~~(a) Front = 25 feet~~

~~(b) Side = Seven and one-half feet~~

~~(c) Side Street = 15 feet~~

~~(d) Rear = 20 feet~~

~~(7) Minimum Net Floor Area = 1,000 square feet~~

~~(G) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(H) Intensity Standards: Non-Residential use shall not exceed a Floor Area Ratio (FAR) of .40, nor an Impervious Surface Ratio (ISR) of .65.~~

Commented [AK12]: Removed requirement for all districts (cannot regulate dwelling size).

Ask Attorney - Is it possible to set a city minimum dwelling size of 300sqft?

Commented [AK13R12]: Attorney advised against adding a minimum dwelling size.

~~(I) Residential Equivalent Use Standards: Shall not exceed an equivalent of three beds per permitted dwelling units per acre (DUPA) at four DUPA in (R-100), five in DUPA (R100A), six in DUPA (R-70).~~

~~The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 91-14, passed 5-7-91; Am. Ord. 92-28, passed 12-1-92; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-18, passed 5-17-94; Am. Ord. 96-07, passed 5-7-96; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11)

§ 25.03 R-60 (Neighborhood Conservation) and R-70 (One and Two Family) Districts. ~~Residential Districts.~~

(A) The R-60 (~~r~~Neighborhood ~~c~~Conservation) district is created to promote the stability and redevelopment of established neighborhoods consisting primarily of platted subdivisions. The existing street and circulation system should be preserved to promote interaction among residents and with community institutions.

(B) The R-70 (~~o~~One and ~~t~~Two family) ~~residential~~ district is established to provide for a mixture of one and two family dwellings at a medium density where the mixture is determined to be compatible with development trends in the area.

~~(C) Permitted Uses~~

~~(1) Community Assembly~~

~~(2) Emergency Service Facilities~~

~~(3) Family Care Homes (Not within 1,000 feet of a pre-existing Family Care Home)~~

~~(4) Public Parks and Recreation Facilities~~

~~(5) Schools of General Education~~

~~(6) Single Family Detached Dwellings~~

~~(7) Two Family Dwellings, Single Family Semi-Detached (R-60 only)~~

~~(D) Conditional Uses~~

~~(1) Community Residential Homes~~

~~(2) Congregate Care Facilities up to 20 residents~~

~~(3) Day Care Centers~~

~~(4) Day Care Homes~~

~~(5) Family Care Homes (Within 1,000 feet of a pre-existing Family Care Home)~~

~~(6) Home Occupations (Pursuant to Sections 51.00 through 51.03 of this Code)~~

~~(7) Light Utility Service~~

~~(8) Schools of Special Education~~

~~(9) Two Family Dwellings, Single Family Semi-Detached (R-70 only)~~

~~(E)~~(C) R-60 Dimensional Regulations

Table 25.03(A) – R-60 – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Single Family	6,000[3]	40	-	20 (Living Area) 25 (Garage)	5	7.5	20	30	Per FLU/ISR allowance
Two Family	9,000	60	-	20 (Living Area) 25 (Garage)	7.5	10	25	30	
All Other Uses	12,000	88	-	35	15	-	25	30	

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. Notwithstanding this minimum and the provision of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family dwelling.

~~(1) Minimum Lot Area:~~

~~(a) Single Family Detached Dwellings and Family Care Homes – 6,000 square feet. Notwithstanding this minimum and the provision of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family detached dwelling.~~

~~(b) Two Family Dwellings, Congregate Care Facilities, and Community Residential Homes = 9,000 square feet~~

~~(c) All Other Uses = 12,000 square feet~~

~~(2) Minimum Lot Width:~~

~~(a) Single Family Detached – 40 feet~~

~~(b) Two Family Dwellings = 60 feet~~

~~(c) All Other Uses = 88 feet~~

~~(3) Maximum Height – 30 feet~~

~~(4) Minimum Yards:~~

~~(a) Single Family Detached:~~

~~(i) Front, to garage – 25 feet~~

~~(ii) Front, to living area – 20 feet~~

~~(iii) Side, interior = Five feet~~

~~(iv) Side, street = Seven and one-half feet~~

~~(v) Rear, to house = 20 feet~~

~~(b) Two Family Dwellings:~~

~~(i) Front, to garage = 25 feet~~

~~(ii) Front, to living area = 20 feet~~

~~(iii) Side, interior = Seven and one-half feet~~

~~(iv) Side, street = Ten feet~~

~~(v) Rear, to house = 25 feet~~

~~(c) All Other Uses:~~

~~(i) Front = 35 feet~~

~~(ii) Side = 15 feet~~

~~(iii) Rear = 25 feet~~

~~(F)~~(D) R-70 Dimensional Regulations

Table 25.03(B) – R-70 – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Single Family	7,000	60	80	25	7.5	15	20	35	Per FLU/ISR allowance
Two Family	10,000	60	80	25	7.5	15	20	35	
All Other Uses	12,000	88	-	35	15	-	25	35	

TABLE NOTES:

1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any re.
2. quired yard or setback.
3. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
4. Notwithstanding this minimum and the provision of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family dwelling.

Commented [AK14]: Currently, R-70 does not provide standards for uses other than single and two family uses. Added the same standards as R-60, except increased the height to 35 feet to be consistent existing allowance in this district.

~~(1) Maximum Density = Six dwelling units per acre~~

~~(2) Minimum Lot Area:~~

~~(a) Single Family Detached Dwellings = 7,000 square feet~~

~~(b) Two Family Dwellings = 10,000 square feet~~

~~(3) Minimum Lot Width = 60 feet~~

~~(4) Minimum Lot Depth = 80 feet~~

~~(5) Maximum Height = 35 feet~~

~~(6) Minimum Yards:~~

~~(a) Front = 25 feet~~

~~(b) Side = Seven and one-half feet~~

~~(c) Side Street = 15 feet~~

~~(d) Rear = 20 feet~~

~~(7) Minimum Net Floor Area:~~

~~(a) Single Family Detached Dwellings = 1,000 square feet~~

~~(b) Two Family Dwellings = 600 square feet~~

~~(G)~~(E) Single Family Semi-Detached Units (Two-Unit Townhome):

(1) May be allowed under the same conditions as Two Family Dwellings in the R-60 and R-70 zoning districts.

(2) Must meet the same setback dimensions as required for Two Family Dwellings.

(3) Lot area for each lot must equal ½ the area required for a Two Family Dwelling.

(4) Lot width for each lot must equal ½ the required lot width for a Two Family Dwelling.

(5) A Single Family Semi-Detached unit may not be utilized as a duplex or Two Family Dwelling.

~~(H) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(I) Non-Residential Uses: Shall not exceed a Floor Area Ratio (FAR) of .40, nor an Impervious Surface Ratio (ISR) of .65.~~

~~(J) Residential Equivalent Uses: Shall not exceed an equivalent of three beds per permitted dwelling unit at six dwelling units per acre.~~

~~(K) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 91-14, passed 5-7-91; Am. Ord. 92-28, passed 12-1-92; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-07, passed 5-7-96; Am. Ord. 97-38, passed 11-18-97; Am. Ord. 2000-21, passed 6-20-00; Am. Ord. 2003-31, passed 9-30-03; Am. Ord. 2005-10, passed 6-21-05; Am. Ord. 2009-03, passed 8-18-09)

§ 25.04 CRM (Conditional Residential Mix) District.

(A) The CRM (~~c~~Conditional ~~r~~Residential ~~m~~Mix) district is established to provide for a mix of residential uses where a conditional use review for compatibility with existing development trends is necessary to analyze the potential for adverse impacts in accordance with established criteria.

~~(B) Permitted Uses~~

~~(1) Community Assembly~~

~~(2) Emergency Service Facilities~~

~~(3) Family Care Homes (not within 1,000 feet of a pre-existing Family Care Home)~~

~~(4) Public Parks and Recreation Facilities~~

~~(5) Single Family Detached Dwellings~~

~~(C) Conditional Uses~~

~~(1) Boarding Homes~~

~~(2) Community Assembly~~

~~(3) Community Residential Homes~~

~~(4) Congregate Care Facilities~~

~~(5) Day Care Centers~~

~~(6) Day Care Homes~~

~~(7) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes~~

~~(8) Family Care Homes (Within 1,000 feet of a pre-existing Family Care Home)~~

~~(9) Home Occupations (Pursuant to Sections 51.00 through 51.03 of this Code)~~

~~(10) Libraries, Museums, Galleries, Cultural Centers and similar uses~~

~~(11) Light Utility Service~~

~~(12) Lodging Facilities~~

~~(13) Multifamily Dwellings~~

~~(14) Private Clubs~~

~~(15) Schools of General Education~~

~~(16) Schools of Special Education~~

~~(17) Single Family Attached Dwellings~~

~~(18) Single Family Semi-Detached Dwellings~~

~~(19) Two Family Dwellings~~

~~(20) Community Gardens~~

~~(D)~~(B) Dimensional Regulations

Table 25.04(A) – CRM – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Single Family *Detached*	7,000	60	80	25	7.5	15	20	35	Per FLU/ISR allowance
Single Family	2,000	20	100	15 (Living Area)	7.5	7.5	15	35	

Attached & Semi-Detached				25 (Garage)					
Two Family	10,000	80	90	25	7.5	15	20	35	
All Other Uses	10,000	80	90	25	20	20	20	45	

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.

~~(1) Maximum Density = As designated by the Official Zoning Atlas and as limited by the parcel's designation on the City's Future Land Use Map Series.~~

~~(2) Minimum Lot Area:~~

~~(a) Single Family Detached Dwellings = 7,000 square feet~~

~~(b) Single Family Attached Dwellings = 2,000 square feet~~

~~(c) Single Family Semi-Detached Dwellings = 2,000 square feet~~

~~(d) Two Family Dwellings = 10,000 square feet~~

~~(e) Multifamily = 10,000 square feet~~

~~(3) Minimum Lot Width:~~

~~(a) Single Family Detached Dwellings = 60 feet~~

~~(b) Single Family Attached Dwellings = 20 feet~~

~~(c) Single Family Semi-Detached Dwellings = 20 feet~~

~~(d) Two Family Dwellings = 80 feet~~

~~(e) Multifamily Dwellings = 80 feet~~

~~(4) Minimum Lot Depth:~~

~~(a) Single Family Detached Dwellings = 80 feet~~

~~(b) Single-Family Attached Dwellings = 100 feet~~

~~(c) Single Family Semi-Detached Dwellings = 100 feet~~

~~(d) Two Family Dwellings = 90 feet~~

~~(e) Multifamily Dwellings = 90 feet~~

~~(5) Maximum Height:~~

~~(a) Multifamily and Nonresidential = 45 feet~~

~~(b) Single Family and Two Family = 35 feet~~

~~(6) Minimum Yards:~~

~~(a) Single Family Detached Dwellings and Two Family Dwellings as provided by the R-70 District~~

(b) Single Family Attached Dwellings:

(i) Front = 20 feet facing a public right-of-way; 15 feet facing a common drive, courtyard or private parking area

(ii) Side = Seven and one-half feet

(iii) Side Street = Seven and one-half feet

(iv) Rear = 15 feet

(c) Single Family Semi-Detached Dwellings:

(i) Front = 20 feet facing a public right-of-way; 15 feet facing a common drive, courtyard or private parking area

(ii) Side = Seven and one-half feet

(iii) Side Street = Seven and one-half feet

(iv) Rear = 15 feet

(d) Multifamily:

(i) Front = 25 feet

(ii) Side = 20 feet

(iii) Side Street = 20 feet

(iv) Rear = 20 feet

(v) Minimum distance between buildings:

(a) Side facing side = 15 feet

(b) Front/rear facing side = 20 feet

(c) Front/rear facing front/rear = 25 feet

(d) An additional five feet is required for each story over two on the tallest building.

(7) Minimum Net Floor Area:

(a) Single Family Detached Dwellings = 1,000 square feet

(b) Single Family Attached Dwellings = 900 square feet

(c) Single Family Semi-Detached Dwellings = 1,000 square feet

(d) Two family and Multifamily Dwellings = 600 square feet

(E) Supplementary Regulations for Lodging Facilities.

(1) The use shall only be allowed in residential structures that are listed on the Florida Master Site File, the National Register of Historic Places, or a contributing structure located in a National Register or local historic district.

(2) The renovation or restoration shall preserve the historical context of the original structure and shall contribute significantly to the character and economic revitalization of the neighborhood.

(3) The individual rooms that are rented shall not contain cooking facilities.

Commented [AK15]: Changed to be similar to R-60 and increased front facing garage setback to 25 feet.

Commented [AK16]: See LDC Section 44.00 (duplicate text)

~~(F) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(G) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

~~(H) Residential Equivalent Use: Shall not exceed an equivalent of three beds per the maximum permitted dwelling units per acre as set forth in the comprehensive plan and future land use map series.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 91-14, passed 5-7-91; Am. Ord. 92-28, passed 12-1-92; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-07, passed 5-7-96; Am. Ord. 2003-31, passed 9-30-03; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2016-10, passed 8-16-16)

§ 25.05 RM (Residential Multifamily) District.

(A) The RM (Residential Multifamily) ~~D~~district is established to provide for multifamily dwellings at a mix of densities, limited by the parcel's designation on the City's Future Land Use Map Series, and allow for other uses generally compatible with the character and intensity of multifamily dwellings.

~~(B) Permitted Uses~~

~~(1) Community Assembly~~

~~(2) Emergency Service Facilities~~

~~(3) Family Care Homes (Not within 1,000 feet of a pre-existing Family Care Home)~~

~~(4) Multifamily Dwellings~~

~~(5) Single Family Attached Dwellings~~

~~(6) Single Family Detached Dwellings~~

~~(7) Single Family Semi-Detached Dwellings~~

~~(8) Two Family Dwellings~~

~~(C) Conditional Uses~~

~~(1) Boarding Homes~~

~~(2) Community Residential Homes~~

~~(3) Congregate Care Facilities~~

~~(4) Day Care Centers~~

~~(5) Day Care Homes~~

~~(6) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes~~

~~(7) Family Care Homes (Within 1,000 feet of a pre-existing Family Care Home)~~

~~(8) Home Occupations (Pursuant to Sections 51.00 through 51.03 of this Code)~~

~~(9) Hospitals~~

~~(10) Libraries, Museums, Galleries, Cultural Centers and similar uses~~

~~(11) Light Utility Service~~

~~(12) Lodging Facilities~~

~~(13) Nursing Homes~~

~~(14) Private Clubs including Yacht Clubs~~

~~(15) Schools of General Education~~

~~(16) Schools of Special Education~~

~~(17) Tourist Home~~

~~(D)~~(B) Dimensional Regulations

Table 25.05(A) – RM – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1,3] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Single Family *Detached*	7,000	60	80	25	7.5	15	20	35	Per FLU/ISR allowance
Single Family *Attached & Semi-Attached*	2,000	20	100	15 (Living Area) 25 (Garage)	7.5	7.5	15	35	
Two Family	10,000	80	90	25	7.5	15	20	35	
All Other Uses	10,000	80	90	25	20	20	20	45	

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. A minimum 100 foot setback is required for all yards adjoining the Gulf of Mexico shoreline. The setback shall be measured from the mean high tide.

~~(1) As provided for by the CRM District, or;~~

~~(2) Alternative Dimensional Criteria Review~~

Commented [AK17]: See new Section 27.00.

~~(a) Residential projects located within the RM Zoning District may request an alternative dimensional plan whereby the zoning dimensional criteria set out in Section 25.04 (D) (excluding height and minimum net floor area) may be modified to accommodate unique projects that do not conform to the traditional zoning dimensional criteria or those developments located within unusual or difficult project sites.~~

~~(b)(a) The alternative dimensional plan shall require a Conditional Use review for compatibility, in addition to any other site plan review process required by this Code. When uses under this Code Section are evaluated for compatibility such factors as scale, mass, intensity, location, size, height, style and aesthetics shall be taken into account. This list of factors to be considered is not exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. The use, in order to be~~

~~compatible, shall be found to preserve the character of the adjacent neighborhoods and/or community.~~

(C) Minimum Building Spacing for Multifamily

(1) Side Facing Side = 15 feet

(2) Front/Rear Facing Side = 20 feet

(3) Front/Rear Facing Front/Rear = 25 feet

(4) An additional 5 feet is required for each story over 2 on the tallest building.

~~(E) Supplementary Dimensional Regulations~~

~~(1) A minimum 100 foot setback is required for all yards adjoining the Gulf of Mexico shoreline. The setback shall be measured from the mean high tide.~~

~~(F) Supplementary Regulations of Lodging Facilities~~

~~(1) As provided for by the CRM District~~

~~(G) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(H) Residential Equivalent Use: Shall not exceed an equivalent of three beds per the maximum permitted dwelling units per acre as set forth in the comprehensive plan and future land use map series.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 91-14, passed 5-7-91; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-07, passed 5-7-96; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2009-13, passed 10-20-09)

§ 25.06 MHP {Mobile Home Park} District.

(A) The MHP (Mobile Home Park) ~~D~~district is established to provide areas for mobile home dwellings located in mobile home parks and mobile home subdivisions.

~~(B) Permitted Uses~~

~~(1) Emergency Service Facilities~~

~~(2) Mobile Home Parks~~

~~(3) Mobile Home Subdivisions~~

~~(C) Conditional Uses~~

~~(1) Community Assembly~~

~~(2) Golf Courses~~

~~(3) Home Occupations (Pursuant to §§ 51.00 through 51.03 of this Code)~~

~~(4) Light Utility Service~~

~~(5) Recreational Vehicle Parks (Pursuant to § 25.07 of this Code and requiring an amendment to the Future Land Use Map to Residential Facilities Overlay)~~

~~(6) Schools of General Education~~

~~(7) Schools of Special Education~~

~~(D)~~(B) Dimensional Regulations

Table 25.06(A) – MHP – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses[3]	3,500	45	75	15	5	10	7.5	35	Per FLU/ISR allowance

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. The minimum size for a new mobile home park/subdivision is 15 acres.

Commented [AK18]: Amended based on Meadows lot sizes

~~(1) Maximum Density = Seven dwelling units per acre~~

~~(2) Minimum Project Size = 15 acres~~

~~(3) Minimum Lot Area = 4,000 square feet~~

~~(4) Minimum Lot Width = 50 feet~~

~~(5) Minimum Lot Depth = 80 feet~~

~~(6) Maximum Height = 35 feet~~

~~(7) Minimum Yards:~~

~~(a) Front = 15 feet~~

~~(b) Side = Five feet~~

~~(c) Side Street = Ten feet~~

~~(d) Rear = Seven and one-half feet~~

~~(8) Minimum Net Floor Area = 600 square feet~~

~~(E) Minimum Perimeter Buffers~~

Commented [AK19]: Repetitive, see Sec. 134.06

~~(1) Mobile home parks and mobile home subdivisions shall be surrounded by a minimum landscaped buffer strip of 35 feet along all adjoining public rights-of-way and residential districts other than MHP or TP, and 15 feet along all remaining boundaries.~~

~~(2) Buffers shall be landscaped in accordance with the screening requirements of §§ 134.00 through 134.08 of this Code, shall be maintained in accordance with the landscaping requirements of this Code, and shall otherwise be unoccupied except for permitted utility facilities, signs, entrance ornamentation or permitted screening material.~~

~~(F)~~(C) Permitted Accessory Uses

(1) Permitted accessory uses in mobile home parks ~~and mobile home/~~ subdivisions ~~shall~~ include the following:

(a) A single family residence or mobile home for a park manager or caretaker

(b) Enclosed storage facilities and outdoor storage yards for the recreational vehicles of park residents screened in accordance with § 57.00 of this Code

(c) Park offices, maintenance facilities, and laundry facilities

(d) Private recreation facilities

~~(G)~~(D) Recreation Areas

(1) ~~Not less than ten~~ A minimum of 10% percent of the gross site area shall be devoted to a combination of recreation facilities and area. Recreation facilities ~~shall be defined as~~may include community centers, shuffleboard/pickleball courts, play areas, swimming pools and other similar active facilities. ~~The~~ Active recreation area~~s~~ ~~shall~~ do not ~~be deemed to include~~count towards any required buffer~~s~~.

~~(H)~~(E) Required Improvements

~~(1) The development standards of this Code shall be complied with.~~

~~(2)~~(1) Each mobile home site shall be connected to potable water and sanitary sewer.

~~(3)~~(2) Each mobile home shall be placed on a foundation or tied down in accordance with the City's building codes.

~~(4)~~(3) Park management shall be responsible for providing internal refuse collection. Centralized park collection points shall be constructed in accordance with the requirements of §§ 139.00 through 139.04 of this Code unless individual can collection is permitted.

~~(5)~~(4) Street lighting in accordance with the requirements of § 163.11 of this Code shall be required.

~~(6)~~(5) The construction of sidewalks along all adjoining streets shall be required unless a centralized and strategically placed common walk system which is convenient to all development areas is approved at the time of Site Plan Review.

~~(I)~~(F) Existing Mobile Home Parks

(1) Nothing contained in this section shall prohibit mobile home parks ~~or mobile home~~ /subdivisions which existed on the effective date of this Code from continuing to operate.

(2) Any expansion of an existing mobile home park or ~~of a mobile home~~ /subdivision which did not have a valid site plan approval on the effective date of this Code shall comply with the requirements of this Code.

(3) The replacement of any mobile homes in an existing mobile home park or subdivision ~~shall~~ must also comply with the minimum standards of the Pinellas County Health Department, and the minimum installation requirements of the City's building codes.

~~(J) Public/Semi-Public, Ancillary Nonresidential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(K) Intensity Standards: Nonresidential uses shall not exceed a Floor Area Ratio (FAR) of .40, nor and Impervious Surface Ratio (ISR) of .65.~~

~~(L) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the Future Land Use Map Series.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2009-03, passed 8-18-09)

§ 25.07 RV (Recreational Vehicle Park) District ~~(RV)~~.

(A) The RV (Recreational Vehicle Park) ~~D~~district is established to provide for recreational vehicle parks and campgrounds intended for overnight and temporary occupancy on a transient or seasonal basis. RV Parks are not permitted within Residential Future Land Use Map plan categories unless a Resort Facilities Overlay is in place. A proposed RV park located in a residential plan category shall require a Future Land Use Map Series amendment to an appropriate category prior to approval.

~~(B) Permitted Uses~~

~~(1) Campgrounds~~

~~(2) Emergency Service Facilities~~

~~(3) Recreational Vehicle Parks~~

~~(C) Conditional Uses~~

~~(1) Community Assembly~~

~~(2) Golf Courses~~

~~(3) Light Utility Service~~

~~(4) Schools of General Education~~

~~(5) Schools of Special Education~~

~~(D)~~(B) Dimensional Regulations

Table 25.07(A) – RV – Dimensional Regulations Table

Use	Minimum Lot Standards[1]		Minimum RV Park/ Campground Size (acres)
	RV Site Area[2] (sqft)	Designated Campsite (sqft)	
All Uses	2,500	1,200	5

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. Includes the parking pad and surrounding area dedicated to that site.

~~(1) Maximum Density – In accordance with underlying Future Land Use Map designation~~

~~(2) Minimum Project Size = five acres~~

~~(3) Minimum Lot Area:~~

~~(a) Recreational Vehicle Sites – 2,500 square feet~~

~~(b) Designated Campsites = 1,200 square feet~~

~~(E)~~(C) Minimum Perimeter Buffers

(1) Recreational vehicle parks and campgrounds shall be surrounded by a minimum landscaped buffer strip of ~~35~~ 15 feet along all adjoining public rights-of-way and ~~residential districts other than RV or MHP, and 15 feet along~~ all remaining boundaries.

(2) Buffers shall be landscaped in accordance with the screening requirements of §§ 134.00 through 134.08 of this Code, maintained in accordance with the landscaping requirements of this Code, and shall otherwise be unoccupied except for permitted utility facilities, signs, entrance ornamentation or permitted screening material.

~~(F)~~(D) Permitted Accessory Uses

(1) Permitted accessory uses in recreational vehicle parks and campgrounds shall include the following:

(a) A single family residence for a park manager or caretaker

(b) Enclosed storage units/garages/coach houses for the exclusive use of owners/renters.

(c) Park offices, maintenance facilities, and laundry facilities

(d) Private Recreation Facilities

(e) Ancillary retail and food service establishments (not open to the general public)

~~(G)~~(E) Recreation Areas

(1) ~~Not less than eight~~A minimum of 8% ~~percent~~ of the gross site area shall be devoted to a combination of recreation facilities and area. Recreation facilities ~~shall be defined as~~may include community centers, shuffleboard/pickleball courts, play areas, swimming pools and other similar active facilities. ~~The~~ Active recreation area~~s shall~~ do not ~~be deemed to include~~ count towards required buffers.

~~(H)~~(F) Required Improvements

~~(1) The development standards of this Code shall be complied with.~~

~~(2)~~(1) Each recreational vehicle site shall be connected to potable water and sanitary sewer.

~~(3)~~(2) Each campground shall be provided with sanitary facilities in accordance with the requirements of the Pinellas County Health Department.

~~(4)~~(3) All campground sites shall be designated on the approved site plan.

~~(5)~~(4) Each recreational vehicle site shall contain a stabilized vehicular parking pad composed of shell, marl, paving or other suitable material. The removal of wheels and placement of the recreational vehicle on a foundation is prohibited. Attachments to recreational vehicles shall be limited to those pop-out structures and awnings integral to the RV as originally manufactured.

~~(6)~~(5) The internal street network shall be private, and shall be designed and constructed as a drive aisle in accordance with the requirements of § 127.03 of this Code.

~~(7)~~(6) Park management shall be responsible for providing internal refuse collection. Centralized park collection points shall be constructed in accordance with the requirements of §§ 139.00 through 139.04 of this Code.

~~(I)~~(G) Existing Recreational Vehicle Parks

(1) Nothing contained in this section shall prohibit recreational vehicle parks which existed on the effective date of this Code from continuing to operate.

(2) Any expansion of an existing recreational vehicle park shall comply with the requirements of this Code.

~~(J) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the future land use map.~~

~~(K) Public/Semi-Public, Ancillary Nonresidential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2010-20, passed 7-20-10)

Editor's note(s)—Ord. No. 2010-20, § 2, passed July 20, 2010, changed the title of § 25.07 from "TP Trailer Park District" to "Recreational Vehicle Park District (RV)."

§ 25.08 RO (Residential Office) District.

(A) The RO (Residential Office) ~~D~~district is established to provide for areas where it would be compatible for residential uses to mix with professional, business and nonprofit organization offices.

~~(B) Permitted Uses~~

~~(1) Business and Professional Offices~~

~~(2) Emergency Service Facilities~~

~~(3) Financial Institutions~~

~~(4) Personal services excluding coin laundries, dry cleaners and tattoo/body piercing. Such personal service use shall not exceed one thousand (1,000) square feet of floor area.~~

~~(5) Multifamily Dwellings~~

~~(6) Single Family Attached Dwellings~~

~~(7) Single Family Detached Dwellings~~

~~(8) Single Family Semi-Detached Dwellings~~

~~(9) Two Family Dwellings~~

~~(C) Conditional Uses~~

~~(1) Assembly Halls and Convention Centers~~

~~(2) Boarding Homes~~

~~(3) Community Assembly~~

~~(4) Community Residential Homes~~

~~(5) Congregate Care Facilities~~

~~(6) Day Care Centers~~

~~(7) Day Care Homes~~

~~(8) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes~~

~~(9) Family Care Homes~~

~~(10) Funeral Homes and Mortuaries~~

~~(11) Home Occupations (Pursuant to Sections 51.00 through 51.03 of this Code)~~

~~(12) Hospitals~~

~~(13) Libraries, Museums, Galleries, Cultural Centers and similar uses~~

~~(14) Light Utility Service~~

~~(15) Lodging Facilities~~

~~(16) Nursing Homes~~

~~(17) Other Community Service Uses Not Specifically Listed~~

~~(18) Post Offices~~

~~(19) Private Clubs~~

~~(20) Schools of General Education~~

~~(21) Schools of Special Education~~

~~(22) Tourist Home~~

~~(D)~~(B) Dimensional Regulations

Table 25.08(A) – RO – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Single Family *Detached*	7,000	60	80	25	7.5	15	20	35	Per FLU/ISR allowance
Single Family *Attached & Semi-Attached*	2,000	20	100	15 / ROW - 20	7.5	7.5	15	35	
Two Family	10,000	80	90	25	7.5	15	20	35	
Multi-Family	10,000	80	90	25	20	20	20	45	
All Other Uses	5,000	50	80	20	7.5	15	20	35	

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.

~~(1) Residential dimensional regulations as provided for by the CRM District. Residential density shall be limited to the permitted density of the future land use map.~~

~~(2) NonResidential Uses~~

~~(a) Minimum Lot Area = 5,000 square feet~~

~~(b) Minimum Lot Width = 50 feet~~

~~(c) Minimum Lot Depth = 80 feet~~

~~(d) Maximum Height = 35 feet~~

~~(e) Minimum Yards:~~

~~(i) Front = 20 feet~~

~~(ii) Side = Seven and one-half feet~~

~~(iii) Side Street = 15 feet~~

~~(iv) Rear = 20 feet~~

~~(f) Maximum Nonresidential Floor Area Ratio = .25~~

~~(g) Minimum Open Space = 20 percent~~

~~(h) Maximum Impervious Surface Ratio = .75~~

Commented [AK20]: Delete - Refer to FLU allowances

~~(E) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(F) Residential Equivalent Use: Shall not exceed an equivalent of three beds per permitted dwelling unit at seven dwelling units per acre.~~

~~(G) Mixed Use: Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.~~

~~(H) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 91-14, passed 5-7-91; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-07, passed 5-7-96; Am. Ord. 2000-02, passed 3-7-00; Am. Ord. 2009-03, passed 8-18-09)

§ 25.09 RR (~~Resort~~ Residential) ~~Zoning~~ District.

(A) The purpose of the RR (Resort Residential) ~~Zoning~~ District is to provide for a wide range of transient accommodation options in locations in close proximity to, or within areas recognized as tourist or downtown destinations. Accessory commercial uses are intended to be very limited and for the use of guests residing onsite. The purpose of these limitations is to reduce impacts associated with increased traffic and parking upon surrounding properties. More intensive commercial uses should be located in nearby or adjacent commercially zoned areas within a five minute walking distance. Resort residential projects shall be designed to integrate with surrounding properties and provide enhanced pedestrian access to nearby commercial and tourist areas. Application of the Resort Residential Zoning District shall require an appropriate Future Land Use (or Overlay) Map designation.

~~(B) Permitted Uses~~

~~(1) Bed & Breakfast Establishments (single family structures only; owner or manager occupied)~~

~~(2) Tourist Homes (subject paragraph F below)~~

~~(3) All Other Residential Uses allowed within the RM Zoning District~~

~~(4) Hotels electing the alternate densities and intensities for temporary lodging standards, subject to a developer agreement.~~

~~(5) Motels electing the alternate densities and intensities for temporary lodging standards, subject to a developer agreement.~~

~~(C) Conditional Uses~~

~~(1) Condo Hotels (subject to paragraph G below)~~

~~(2) Hotels limited to the densities and intensities of the Future Land Use category.~~

~~(3) Motels limited to the densities and intensities of the Future Land Use category.~~

~~(4) Recreational Vehicle Parks & Subdivisions (subject to requirements and dimensional criteria established in the RV, Recreational Vehicle Zoning district and paragraph I below)~~

~~(5) Timeshare and Fractional Ownership Establishments (subject to paragraph H below)~~

~~(D)~~(B) ~~Conditional~~ Accessory Uses ~~(~~only allowed as accessory to Condo Hotels, Hotels, & Motels~~)~~ :

(1) Retail Food/Eating establishments for onsite guests

(2) Gift shops/sundries for onsite guests

(3) Personal Services/Spa Facilities for onsite guests

~~(3)~~(4) Accessory uses shall not exceed a FAR of 0.05 or 1,500 square feet, whichever is more restrictive.

~~(E) Density and Intensity Standards~~

~~(1) Residential uses (including Tourist Homes and Bed & Breakfast establishments) shall not exceed the density established by underlying Future Land Use Category. Such units to be located within the Coastal High Hazard Area shall not exceed 5 units per acre.~~

~~(2) Transient Accommodations (all other uses) shall not exceed the underlying Future Land Use Category unless the alternate densities and intensities standards are elected.~~

~~(3) Accessory uses shall not exceed a Floor Area Ratio of .05 or 1,500 square feet, whichever is more restrictive.~~

~~(4) Impervious Surface Ratios shall not exceed the underlying Future Land Use Category.~~

~~(5) Height limitations and setbacks shall be determined by compatibility review consistent with Section 25.09 (K) for either a conditional use or developer agreement.~~

Commented [AK21]: Repetitive - All standards refer to FLU or elsewhere in this section.

~~(F)~~(C) Tourist Homes may be permitted in any single family detached, attached, duplex, or semi-detached unit. Such units may be occupied by the owner for any length of time. Tourist Homes shall not be subject to distance separation requirements or a minimum/maximum length of stay. ~~New construction of residential units within the Resort Residential Zoning district shall comply with the dimensional criteria and all other development standards of the RM, Residential Medium Zoning District.~~ Tourist homes shall have a minimum of one off-street parking space per bedroom.

Commented [AK22]: See subsection (G)

~~(G)~~(D) Condo Hotels shall meet all of the requirements set out in Section 68.01 with the following exceptions:

(1) Up to 50% of the units may be designated to be allowed for owner occupation for up to four months per calendar year. Anytime the units are not occupied by the owner they shall be available for daily, weekly, or monthly rentals. All remaining units (those not designated for up to four months owner occupancy) shall be limited to three weeks of occupancy per calendar year by the owner and shall otherwise be available for daily, weekly, or monthly rentals.

~~(H)~~(E) Timeshares and Fractional Ownership Properties shall meet the following requirements:

(1) Contain a front desk and lobby, internally oriented and easily accessible to members of the public or an acceptable offsite management company/facility located within a 10 mile radius of the resort property;

(2) Have the appropriate license for a hotel or motel and all such licenses must be kept up-to-date annually;

(3) Have sufficient signage viewable by the general public advertising such structure as a hotel, motel or resort with units available for daily, weekly or monthly rentals;

(4) Provide a central reservation system or agency for rental of all units; and

(5) Upon request of the city, provide access to all rental records, tax receipts or any other documents necessary to verify conformance with the provisions established herein.

~~(I)~~(F) Recreational Vehicle Parks. Recreational Vehicle Parks shall conform to the RV Park zoning district with the following exceptions:

(1) Up to ⅓ of the total RV sites may be utilized for the permanent installation of "park model" recreational vehicles. Such units shall not be used for permanent living units and shall be for transient/seasonal use only.

(2) The minimum lot size for each RV site shall be at least 4000 square feet.

(3) Campgrounds shall not be permitted.

~~(J)~~(G) Dimensional Regulations~~: , not otherwise specified:~~ Tourist Homes, Bed & Breakfast establishments and Residential Uses shall adhere to the dimensional requirements established in the RM~~/CRM~~ zoning districts appropriate for the particular type/style of structure. For example, a tourist home that is built to appear as a single family residence must meet the setbacks and dimensional criteria for a single family house in the RM~~/CRM~~ zoning districts.

Commented [AK23]: Same standards

~~(K)~~(H) Compatibility Regulations: All uses shall be designed to appropriately buffer adjoining uses based upon the characteristics of each project and site characteristics of adjoining uses. Projects shall be designed to ensure compatibility with surrounding uses taking into account such factors as scale, mass, intensity, location, size, height, style, parking impacts, and aesthetics. This list of factors to be considered is not exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. The use in order to be compatible shall be found to preserve the character of the adjacent neighborhoods.

(Ord. 2010-20, passed 7-20-10; Am. Ord. 2017-04, passed 5-2-17)

Editor's note(s)—Prior to the reenactment of § 25.09 by Ord. No. 2010-20, Ord. No. 99-20, § 2, passed 8-17-99, repealed § 25.09 in its entirety. Formerly, such section pertained to the CS Commercial Service District and derived from Ord. No. 90-10, passed 5-1-90; Ord. No. 90-35, passed 9-18-90; Ord. No. 93-31, passed 11-16-93; and Ord. No. 93-33, passed 10-19-93.

§ 25.10 NB (Neighborhood Business) District.

(A) The NB (Neighborhood Business) ~~D~~district is established to provide for areas where convenience shopping and personal services are oriented toward a surrounding neighborhood market.

~~(B) Permitted Uses~~

~~(1) Business and Professional Offices~~

~~(2) Community Service Uses~~

(3) Eating Establishments, Sit Down and Taverns

(4) Emergency Service Facilities

(5) Financial Institutions

(6) Personal Service Establishments

(7) Residential over ground-floor commercial/office

(8) Retail Food Establishments

(9) Retail Sales Establishments

(10) Shopping Centers

(11) Veterinary Clinics provided that no boarding facilities may be allowed except as may be required for the short term treatment of sick or injured animals and when completely enclosed within a building

(C) Conditional Uses

(1) Car Washes, subject to conditions set out in Paragraph J, below

(2) Community Assembly

(3) Commercial Recreation Facilities

(4) Community Residential Homes

(5) Day Care Centers

(6) Eating Establishments, Fast Food

(7) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes

(8) Family Care Homes

(9) Funeral Homes or Mortuaries

(10) Light Printing Establishment

(11) Light Utility Service

(12) Private Clubs

(13) Repair Service Establishment

(14) Retail Nursery and Garden Supplies

(15) Schools of Special Education

(16) Self-Serve Gasoline Establishment

(17) Single Family Detached Dwellings

(18) Wholesale Trade provided the Future Land Use Map designation of the subject property allows wholesale trade as a primary use.

~~(D)~~(B) Dimensional Regulations

Table 25.10(A) – NB – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Single Family	7,000	60	80	25	7.5	15	20	35	Per FLU/ISR allowance
All Other Uses	5,000	50	80	10	0[3]	10	15[4]	25	

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. Minimum side yard setback of 10 feet when adjoining to a residential district.
4. Minimum rear yard setback of 20 feet when adjoining to a residential district.

~~(1) Single family detached dwellings as provided by the R-70 District. Density standard shall be limited by the parcel's designation on the City's Future Land Use Map Series.~~

~~(2) All Other Uses~~

~~(a) Minimum Lot Area = 5,000 square feet~~

~~(b) Minimum Lot Width = 50 feet~~

~~(c) Minimum Lot Depth = 80 feet~~

~~(d) Maximum Height = 25 feet~~

~~(e) Minimum Yards:~~

~~(i) Front = 10 feet~~

~~(ii) Side = Zero; 10 feet when adjoining a residential district~~

~~(iii) Side Street = 10 feet~~

~~(iv) Rear = 15 feet; 20 feet when adjoining a residential district~~

~~(f) Maximum Nonresidential Floor Area Ratio = .20~~

~~(g) Minimum Open Space = 20%~~

~~(h) Maximum Impervious Surface Ratio = .80~~

~~(E)~~(C) The design of neighborhood oriented commerce shall include provisions for bicycle and pedestrian access.

~~(F) Public/Semi-Public Uses: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(G) Residential Equivalent Use: Shall not exceed three beds per permitted dwelling unit at seven dwelling units per acre.~~

~~(H) Mixed Use: Shall not exceed, in combination, the respective number of units per acre and Floor Area Ratio permitted, when allocated in their respective proportion to the total lot area.~~

~~(I) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

~~(J)~~(D) Conditional Use Review Criteria for Car Washes

(1) Car Washes in the Neighborhood Business District shall only be allowed as a mixed use project with at least one other permitted use in the NB District.

(2) In addition to conditional use review criteria elsewhere in this code, the following conditions of approval are specifically required:

(a) Blowers for drying autos shall not exceed the following standards:

(i) 65 decibels, measured at the closest property line;

(ii) The Board of Commissioners shall determine the hours of operation for any blowers.

(b) An attendant must be onsite, or an approved alternative monitoring/security system provided.

(c) The site shall be gated or otherwise secured when not in operation.

(d) Hours of operation must be provided and approved.

(e) A signage plan must be provided that clearly identifies the following minimum information:

(i) Hours of operation;

(ii) Prohibition against the playing of amplified music;

(iii) Prohibition against loitering.

(3) All carwashes must install a sign that states; "NO DISCHARGE OF OIL AND/OR GREASE IS PERMITTED INTO THE WASTEWATER MANAGEMENT SYSTEM IN ACCORDANCE WITH CHAPTER 20, ARTICLE III OF THE CODE OF ORDINANCES".

(4) For appropriate uses, carwashes must utilize reclaimed water when available.

(5) Carwashes must install a water recycle/reuse system to ensure that these types of establishments operate in an efficient manner.

~~(K)~~(E) Compatibility factors such as scale, mass, intensity, location, size, height, style, aesthetics, and noise shall be taken into account. This list of factors to be considered is not exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. The use in order to be compatible shall be found to preserve the character of the adjacent neighborhoods.

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 91-44, passed 11-19-91; Am. Ord. 92-31, passed 12-15-92; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 95-03, passed 2-21-95; Am. Ord. 2008-20, passed 9-16-08; Am. Ord. 2009-03, passed 8-18-09)

§ 25.11 GB (General Business District)

(A) The GB (General Business) ~~D~~district is established to provide for the development of a centralized commercial area where specialty retail, restaurant, office and residential uses are readily available. This district is intended to encourage redevelopment of traditional shopping areas and promote cultural

Commented [AK24]: Leave for now, but move to Art. IV when working on that section and apply to all car washes (need to add review standards)

tourism within the National Register Historic District and Cultural Preservation District which function to serve the immediate residential neighborhoods and the community as a whole.

~~(B) Permitted Uses~~

~~(1) Art Galleries, Museums, Libraries (privately owned)~~

~~(2) Auction Houses~~

~~(3) Business and Professional Offices~~

~~(4) Community Assembly~~

~~(5) Commercial Recreation Facilities~~

~~(6) Financial Institutions~~

~~(7) Floral Designers and Florists~~

~~(8) Hotels~~

~~(9) Light Printing Establishments~~

~~(10) Lodging Facilities (Bed and Breakfast)~~

~~(11) Municipal Offices and Support Facilities~~

~~(12) Personal Service Establishments~~

~~(13) Repair Service Establishments~~

~~(14) Restaurants (sit-down, no drive-through permitted)~~

~~(15) Retail Food Establishments~~

~~(16) Retail Sales Establishments~~

~~(17) Schools of Special Education~~

~~(18) Residences Over Ground Floor Commercial Uses~~

~~(19) Shopping Centers~~

~~(20) Sponge Packing Houses (within the Cultural and National Register Historic Preservation Districts)~~

~~(21) Theatres, Indoor~~

~~(22) Veterinary Clinics provided that no boarding facilities may be allowed except as may be required for the short term treatment of sick or injured animals and when completely enclosed within a building~~

~~(23) Workshops for Artist, Sculptor, Photographer or Craftsperson~~

~~(24) Vegetable and Produce Stands~~

~~(C) Conditional Uses:~~

~~(1) Bars & Taverns~~

~~(2) Boarding Homes~~

~~(3) Car Wash~~

~~(4) Commercial Off-street Parking~~

~~(5) Congregate Care Facilities~~

~~(6) Construction Equipment Sales/Rental (Light)~~

~~(7) Emergency Shelters, Residential Treatment Facilities, Recovery Homes~~

~~(8) Heavy Printing~~

~~(9) Light Utility Service~~

~~(10) Motels~~

~~(11) Multifamily Dwellings to a maximum density of 15 units per acre~~

~~(12) On-premise consumption of alcoholic beverages~~

~~(13) Outside Sales, Display, or Seating~~

~~(14) Pawn Brokers~~

~~(15) Private Clubs~~

~~(16) Schools of General Education~~

~~(17) Wineries~~

~~(18) Single Family Attached~~

~~(19) Single Family Semi-Detached~~

~~(20) Single Family Detached~~

~~(21) Two Family Dwellings~~

~~(22) Vehicle Sales and Rentals, indoor showroom only, no outside displays of merchandise or storage of materials.~~

~~(D) Prohibited Uses: Any uses not listed as permitted or conditional shall be deemed to be prohibited.~~

~~(E)~~(B) Dimensional Regulations:

Table 25.11(A) – GB – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Single Family *Detached*	6,000[3]	40	60	20 (Living Area) 25 (Garage)	5	7.5	20	30	Per FLU/ISR allowance
Single Family *Attached & Semi-Detached*	2,000	20	100	15, or 20 (Facing ROW)	7.5	7.5	15	35	
Multi Family	10,000	80	90	25	20	20	20	45	
All Other Uses	-	-	-	0	0[4]	0	10	45	

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. Notwithstanding this minimum and the provision of 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family detached dwelling.
4. Minimum 10 feet when adjoining a residential district.

(1) Minimum Distance Between Buildings (Multifamily Uses):

(a) Side Facing Side = 15 feet

(b) Front/Rear Facing Side = 20 feet

(c) Front/Rear Facing Front/Rear = 25 feet

(d) An Additional 5 feet is required for each story over 2 on the tallest building.

~~(1) Single Family Detached as provided by the R-60 District. All other residential uses as provided by the CRM District.~~

~~(2) All Other Uses:~~

~~(a) Maximum Height = 45 feet~~

~~(b) Minimum Yards:~~

~~(i) Front = zero~~

~~(ii) Side = zero; ten feet when adjoining a residential district~~

~~(iii) Side Street = zero, but located outside of visibility triangle~~

~~(iv) Rear = Ten feet.~~

(c) Maximum Non Residential Floor Area Ratio = as provided by the Comprehensive Plan

(d) Minimum Open Space = Ten percent

(e) Maximum Impervious Surface Ratio = .90

(f) Residential Equivalent Use: Shall not exceed 3.0 beds per permitted dwelling unit at the appropriate density in dwelling units per acre.

(g) Public/Semi-Public Uses: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.

(h) Mixed Use: Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.

(i) Transient Accommodation Use: Shall not exceed the densities permitted by the underlying land use designation on the Future Land Use Map.

(j) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.

(F) Conditional Use Review Criteria:

(1) In general, conditional uses in the GB District shall be evaluated for compatibility with surrounding uses and furthering the intent of the GB District.

(2) Residential uses are intended to facilitate mixed use and live/work opportunities in urban areas. Large residential only developments shall be discouraged in tourist oriented development areas. These areas include, but are not limited to the Sponge Docks and CRA (Community Redevelopment Area).

(G) Design Standards for Parking Lots: Off-street parking areas in the GB district which are also located within the City's Community Redevelopment Area (CRA) as depicted in Attachment "A" attached to Ordinance No. 2010-32 shall adhere to the following specific design standards:

(1) Alternative parking surfaces may be utilized throughout the district. All other applicable standards of the Land Development Code for the construction of parking lots shall be required.

(2) Actual parking to be provided shall not exceed 110 percent of the required parking after the provision of all applicable credits and reductions allowed elsewhere in this Code.

(3) Parking lots shall be masked from the street frontage by a streetscreen. Streetscreens shall be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building facade. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30 percent permeable or articulated. As an alternative, the Board of Commissioners may consider a "green" streetscreen consisting of dense hedges, ivy or similar plantings during the site plan review process.

(4) Alternatives to the requirements of § 127.03, Parking Lot Design and § 134.05, Parking Lot Landscaping may be considered by the Board of Commissioners during the site plan review process when an acceptable alternative can be demonstrated that achieves the intent of buffering and screening off-street parking.

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-30, passed 9-4-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 91-44, passed 11-19-91; Am. Ord. 94-19, passed 5-17-94; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-42, passed 12-20-94; Am. Ord. 99-20, passed 8-17-99; Am. Ord. 2003-01, passed 2-18-03; Am. Ord.

Commented [AK25]: 1)Repetitive language. Already addressed in the conditional use review criteria. 2)Unnecessary, the Sponge Docks and CRA are now within the FBC area and not zoned GB.

Commented [AK26]: Not applicable, no properties within the CRA are zoned GB.

2003-31, passed 9-30-03; Am. Ord. 2004-09, passed 5-4-04; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2010-32, passed 1-11-11)

§ 25.12 HB (Highway Business) District.

(A) The HB (Highway Business) ~~D~~district is established to provide for predominantly retail shopping and highway oriented service areas outside the central business district.

~~(B) Permitted Uses~~

~~(1) Adult Entertainment Uses (Pursuant to Section 54.00 of this Code)~~

~~(2) Bowling Alleys~~

~~(3) Business and Professional Offices~~

~~(4) Car Wash~~

~~(5) Community Assembly~~

~~(6) Commercial Recreation Facilities~~

~~(7) Construction Equipment Sales/Rental (Light)~~

~~(8) Eating Establishments, Fast Food~~

~~(9) Eating Establishments, Sit Down and Taverns~~

~~(10) Emergency Service Facilities~~

~~(11) Financial Institutions~~

~~(12) Hotels and Motels~~

~~(13) Light Printing Establishments~~

~~(14) Light Utility Service~~

~~(15) Other Community Service Uses Not Specifically Listed~~

~~(16) Personal Service Establishments~~

~~(17) Post Offices~~

~~(18) Repair Service Establishments~~

~~(19) Retail Food Establishments~~

~~(20) Retail Nurseries and Garden Supplies~~

~~(21) Retail Sales Establishments~~

~~(22) Self-Service Gasoline Stations~~

~~(23) Service Stations~~

~~(24) Shopping Centers~~

~~(25) Theaters, Indoor~~

~~(26) Transportation Terminals~~

~~(27) Vehicle Repair (Minor and Major)~~

~~(28) Vehicle Sales and Rentals~~

~~(B) Conditional Uses~~

~~(1) Billiard Halls, Arcades and Game Rooms~~

~~(2) Communication Towers~~

~~(3) Congregate Care Facilities~~

~~(4) Construction Material Establishment (All material shall be stored indoors)~~

~~(5) Construction Service Establishments~~

~~(6) Day Care Centers~~

~~(7) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes~~

~~(8) Funeral Homes or Mortuaries~~

~~(9) Heavy Utility Service~~

~~(10) Landscape Service Establishment~~

~~(11) Light Manufacturing~~

~~(12) Miniwarehouse~~

~~(13) Multifamily Dwellings~~

~~(14) Overnight Boarding of Animals subject to Section 72.00~~

~~(15) Private Clubs~~

~~(16) Rental Service Establishment~~

~~(17) School of General Education~~

~~(18) School of Special Education~~

~~(19) Theaters, Drive In~~

~~(20) Veterinary Clinics~~

~~(21) Warehouses~~

~~(22) Wholesale Trade~~

~~(C)~~(B) Dimensional Regulations

Table 25.12(A) – HB – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Multi Family	10,000	80	90	25	20	20	20	45	
All Other Uses	10,000	80	100	30	10	15	25	70 (Hotels) 35 (All Other Uses)	

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.

~~(1) Multifamily dwellings as provided by the CRM District.~~

~~(2) All Other Uses~~

~~(a) Minimum Lot Area = 10,000 square feet~~

~~(b) Minimum Lot Width = 80 feet~~

~~(c) Minimum Lot Depth = 100 feet~~

~~(d) Maximum Height:~~

~~(i) Hotels = 70 feet~~

~~(ii) All other uses = 35 feet~~

~~(e) Minimum Yards:~~

~~(i) Front = 30 feet~~

~~(ii) Side = 10 feet~~

~~(iii) Side Street = 15 feet~~

~~(iv) Rear = 25 feet~~

~~(f) Maximum Nonresidential Floor Area Ratio = .40~~

~~(g) Minimum Open Space = 15 percent~~

~~(h) Maximum Impervious Surface Ratio = .85~~

~~(i) Maximum Residential Density = 15 dwelling units per acre.~~

~~(j) Residential Equivalent Use: Shall not exceed three beds per permitted dwelling unit at 15 dwelling units per acre.~~

~~(k) Mixed Use: Shall not exceed, in combination, the respective number of units per acre and Floor Ratio Area permitted, when allocated in their respective proportion to the total lot area.~~

~~(l) Transient Accommodation Use: Shall not exceed 40 units per acre.~~

~~(m) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the Future Land Use Map Series.~~

~~(n) Outdoor Storage shall comply with Section 57.00.~~

~~(D) Public/Semi-Public Uses: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment (Specifically applied to the uses listed under subsection (B)(5), (10), (14), (15), (17), and (26) and other P/SP uses.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 91-44, passed 11-19-91; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-42, passed 12-20-93; Am. Ord. 96-01, passed 2-20-96; Am. Ord. 2003-01, passed 2-18-03; Am. Ord. 2008-31, passed 1-27-09; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11; Am. Ord. 2012-13, passed 8-7-12; Am. Ord. 2017-10, passed 4-18-17; Am. Ord. 2018-03, passed 2-6-18; Am. Ord. 2019-14, passed 7-9-19; Ord. 2025-06, passed 5-27-25)

§ 25.13 IB (Intensive Business) District

(A) The IB (Intensive Business) ~~D~~district is established to provide for areas of intense commercial activity involving major repair services, extensive outdoor storage, ~~or~~ the display of vehicles, heavy equipment or material, and to provide for light manufacturing where permitted by the Comprehensive Plan.

~~(B) Permitted Uses~~

~~(1) Business and Professional Offices~~

~~(2) Community Service Uses~~

~~(3) Construction Material Establishments~~

~~(4) Construction Service Establishments~~

~~(5) Emergency Service Facilities~~

~~(6) Landscape Service Establishments~~

~~(7) Light Printing Establishments~~

~~(8) Light Utility Services~~

~~(9) Mini-Warehouses~~

~~(10) Personal Service Establishments~~

~~(11) Rental Service Establishments~~

~~(12) Repair Service Establishments~~

~~(13) Retail Food Establishments~~

~~(14) Retail Sales Establishments~~

~~(15) Shopping Centers~~

~~(16) Transportation Terminals~~

~~(17) Vehicle Repairs (Minor)~~

~~(18) Vehicle Sales and Rental Establishments~~

~~(19) Warehouses~~

~~(20) Wholesale Trades~~

~~(B) Conditional Uses~~

~~(1) Communication Towers~~

~~(2) Eating Establishments, Fast Food~~

~~(3) Eating Establishments, Sit Down and Taverns~~

~~(4) Heavy Printing Establishments~~

~~(5) Heavy Utility Service~~

~~(6) Industrial Workshops and Services~~

~~(7) Light Manufacturing~~

~~(8) Motor Freight Terminals~~

~~(9) Motor Pool Facility~~

~~(10) Vehicle Repair (Major)~~

~~(C)~~(B) Dimensional Regulations

Table 25.13(A) – IB – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses	5,000	50	80	10	10	10	10	35	

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.

~~(1) Minimum Lot Area = 5,000 square feet~~

~~(2) Minimum Lot Width = 50 feet~~

~~(3) Minimum Lot Depth = 80 feet~~

~~(4) Maximum Height = 35 feet~~

~~(5) Minimum Yards:~~

~~(a) Front = Ten feet~~

~~(b) Side = Ten feet~~

~~(c) Side Street = Ten feet~~

~~(d) Rear = Ten feet~~

~~(6) Maximum Nonresidential Floor Area Ratio = .40~~

~~(7) Minimum Open Space = 15 percent~~

~~(8) Maximum Impervious Surface Ratio = .85~~

~~(9) Industrial; Residential Use: An appropriate buffer shall be provided in and between the IB District and an adjoining Residential District.~~

~~(10) Public/Semi-Public; Retail Commercial; Personal/Business Service; Commercial/Business Service Uses: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(11) Outdoor Storage shall comply with Section 57.00.~~

Commented [AK27]: See §134.06.

Commented [AK28]: §57.00 applicable regardless.

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-01, passed 2-20-96; Am. Ord. 2011-08, passed 9-6-11)

§ 25.14 WDI (Waterfront Development) District.

(A) The WDI (Waterfront Development) ~~D~~district is established to provide for tourist oriented development adjacent to the Anclote River and Lake Tarpon waterfront, to provide for the economic viability of the Sponge Dock area, to provide for the redevelopment of those areas, and to provide for water dependent as well as water related activities.

(B) Definitions. The definitions found in Article XIV of the ~~Comprehensive Zoning and Land Development Code~~this Code ~~shall~~ apply to Sections 25.14 through 25.15 below. The following additional definitions shall specifically apply to Section 25.14 through Section 25.15 ~~of the Comprehensive Zoning and Land Development Code~~. Any word not thus defined shall be defined in accordance with its ordinary dictionary definition unless defined by customary use in the applicable profession if considered a term of art, in which case the customary definition shall apply:

(1) *Enfronting* means to place an~~d~~ element along the property frontage line, as in "porches enfront the street."

(2) *Glazing(s)* means any material or treatment affixed to a clear window or glass door in order to block light or visibility. Glazing shall include, but not be limited to, the use of architectural films.

(3) *Superior Alternative* means that the alternative proposed will improve the utility, aesthetics, access to light and air, open space, safety or anything of similar benefit to the general public or residents of the site. The determination of what constitutes a Superior Alternative in any given case shall be a legislative determination within the sole discretion of the Board of Commissioners. This determination by the Board of Commissioners may not be appealed to the Board of Adjustment.

~~(B) Permitted Uses.~~

~~(1) Commercial Off Street Parking.~~

~~(2) Eating Establishments, Sit Down and Taverns.~~

~~(3) Emergency Service Facilities.~~

~~(4) Hotels (Convention and/or Conference Facilities require conditional use review).~~

~~(5) Outdoor cafe and restaurant seating, not on public right-of-way.~~

~~(6) Outdoor markets, not on public right-of-way.~~

~~(7) Residential over ground floor commercial.~~

~~(8) Retail Food Establishments.~~

~~(9) Retail Sales Establishments.~~

~~(10) Wet-slip Marinas.~~

~~(C) Conditional Uses.~~

~~(1) Assembly Halls and Convention Centers.~~

~~(2) Business and Professional Offices.~~

~~(3) Boat Yards (Requires Industrial General-Water Front [IG-WF] Land Use category).~~

~~(4) Community Assembly.~~

~~(5) Commercial Recreation Facilities.~~

~~(6) Community Service Uses.~~

~~(7) Financial Institutions.~~

~~(8) Libraries, Museums, Galleries, Cultural Centers and Similar Uses.~~

~~(9) Lodging Facilities.~~

~~(10) Off-Shore Tour Vessel (Pursuant to Section 67.00).~~

~~(11) Personal Service Establishments.~~

~~(12) Single Family Dwellings.~~

~~(13) Tourist Homes (no distance separation requirements).~~

~~(14)~~(4) ~~Shopping Centers.~~

~~(D)~~(B) Dimensional Regulations.

Table 25.14(A) – WDI – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
Single Family	6,000[3]	40	-	20 (Living Area) 25 (Garage)	5	7.5	20	30	Per FLU/ISR allowance
All Other Uses	-	-	-	0 min 15 max	0[4]	0 min 15 max	0[5]	50 (Hotels) 40 (Parking Structures) 3 stories[6] (All Other Uses)	

TABLE NOTES:

1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. Notwithstanding this minimum and the provision of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family dwelling.
4. Minimum 10 feet when adjoining a residential district.
5. Minimum 25 feet when adjoining a residential district.
6. Total height cannot exceed 45 feet.

~~Single family dwellings as provided by the R-60 District.~~

~~All other uses:~~

~~Maximum height:~~

~~Hotels = 50'.~~

~~Parking structures = 40'.~~

~~All other uses = 3 stories, not to exceed 45'.~~

~~Minimum Yards:~~

~~Front = 0 feet minimum, 15 feet maximum.~~

~~Side = Zero; 10 feet when adjoining a residential district.~~

~~Side Street = 0 feet minimum, 15' maximum.~~

~~Rear = Zero; 25 feet when adjoining a residential district.~~

~~Maximum Nonresidential Floor Area Ratio = Per Future Land Use Designation.~~

~~Minimum Open Space = 15%.~~

~~Maximum Impervious Surface Ratio = .85.~~

~~Residential Equivalent Use — Shall not exceed a maximum area of five (5) acres.~~

~~Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~Mixed Use—Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.~~

~~Transient Accommodation Use—Per Future Land Use Designation.~~

~~The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

~~Institutional and Transportation Utility Uses shall not exceed a maximum of five acres.~~

~~(E)~~(C) Compatibility Review.

(1) All uses in the WD-1 District shall be evaluated for compatibility with surrounding uses and furthering the intent of the WD-1 District as it relates to promoting the tourist oriented economy.

(2) When uses under this Code Section are evaluated for compatibility such factors as scale, mass, intensity, location, size, height, style and aesthetics shall be ~~taken into account~~considered. This list of factors to be considered is not exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. ~~The use in order to~~To be compatible, the use shall be found to preserve the character of the adjacent neighborhoods.

~~(F)~~(D) Design Requirements (Non-Residential Site Plans): ~~for all non-residential site plans.~~

(1) Parking.

(a) Parking lots/spaces may not be located in any required front setback or within the required pedestrian promenade. Alternative parking surfaces may be utilized throughout the district. All other applicable standards of the ~~Land Development Code~~this Code for the construction of parking lots shall be required.

(b) Actual parking to be provided shall not exceed 110% of the required parking after the provision of all applicable credits and reductions allowed elsewhere in this Code.

(c) Parking lots shall be masked from the street frontage and/or water frontage by a street-screen as described in (6)(b) below.

(d) Where parking lot access can be provided from a side street or alley, direct access from Dodecanese Blvd and Athens Street shall be prohibited.

(e) Alternatives to the requirements of Section~~s~~ 127.03~~,~~ (Parking Lot Design) and 134.05 (Parking Lot Landscaping) may be considered by the Board of Commissioners during the site plan review when a Superior Alternative can be demonstrated that achieves the intent of buffering and screening off street parking.

(2) Sidewalks and private frontages (the area between the building and right-of-way). Pedestrian sidewalks and other pedestrian amenities may be located in any required setback or yard. Outdoor cafes, seating areas, terraces, canopies, arcades, and other similar amenities that serve to integrate the public sidewalk with the enfronting structure shall be allowed and encouraged within any required yard or setback. In addition to the standards of Section 132.00, public sidewalks shall be a minimum of 8'. Where insufficient right-of-way exists, a pedestrian easement shall be granted to provide the required 8' ~~of sidewalk~~ width. Awnings or galleries shall be required to provide shade for pedestrians along the primary and secondary frontages of the building.

(3) Landscaping. In addition to the landscaping requirements elsewhere in this Code, one street tree of at least 1.5" caliper or a cluster of ~~three~~ 3 palm trees shall be planted for each 30' of frontage along the public right-of-way. Trees shall be of a species that, at maturity, the canopy shall not interfere with the building facade.

(4) Elevation of buildings. In order to preserve the urban streetscape non-residential structures shall be constructed at or near street grade.

(5) Pedestrian promenades on waterfront lots. Waterfront lots shall provide a minimum 15' pedestrian promenade along the river frontage; arcades shall be allowed over the promenade with a minimum clearance of 10'; the pedestrian promenade shall form a continuous walkway along the river frontage. Pedestrian access from the street frontage to the promenade may be interior or exterior to the building. Where placement within the 15' setback is technically or economically impracticable alternative placements of the pedestrian walkway may be considered by the Board of Commissioners during the site plan review process.

(6) ~~All site plans and building plans shall adhere to the additional building design requirements set out below~~Building Design.

(a) Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.

(b) Street-screens shall be between ~~3.5~~3 and 8 feet in height and constructed of a material matching the adjacent building facade. Street-screens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all street-screens over 4 feet high should be 30% permeable or articulated.

(c) A building recess of 5—10 feet between the ~~second~~ 2nd and ~~third~~ 3rd story, along the primary frontage, shall be required. At least 50% of the recess shall be setback a minimum of 10'. The remainder shall not be less than 5 feet. A building recess or accent line that architecturally differentiates the 1st and 2nd story shall be required.

(d) All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

(e) Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.

(f) The facades on frontages shall be detailed as storefronts with clear glass comprising no less than 70% of the sidewalk-level story. Two way visibility shall be maintained and shall not be obstructed by the use of reflective films, coatings, glazings, or window signage.

(g) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches may be no less than 2:12.

(h) Flat roofs shall be enclosed by parapets a minimum of 42 inches high~~,~~ (or as required to conceal mechanical equipment to the satisfaction of the TRC) or sloped roofs.

(i) Exterior finish materials on all facades shall be limited to stone, brick, wood, and/or stucco. Balconies, galleries, and arcades shall be of similar materials as the primary structure or may be made of concrete, painted wood, or metal.

~~(j) Buildings may have flat roofs enclosed by parapets or sloped roofs.~~

(7) Requirements Specific to Hotels:

(a) Facade colors shall be of low reflectance, subtle, neutral, or earth tone colors, the use of high-intensity or metallic colors shall be prohibited.

(b) The use of neon tubing, strobe lights, moving lights, and other similar lighting mechanisms shall be prohibited.

(c) All facades visible from adjoining properties or public streets shall be designed to contribute to the overall scale of the building's features and encourage community integration by featuring characteristics similar to the front facade.

(d) Loading docks, trash collection, parking lots, and other outdoor storage and activity areas shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts are fully contained.

(e) Multiple connections shall be required between the structure and the public right-of-way.

(f) Walking routes (other than driveways and parking aisles) shall be provided as primary pedestrian access-ways between buildings, parking lots, and public sidewalks and shall be of a material that differentiates those routes from surrounding parking lots.

~~(G)~~(E) Waivers. The Board of Commissioners may consider a waiver to the maximum front setback required in this Section when a Superior Alternative is presented and compatibility review requirements of this section have been met.

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-07, passed 5-7-96; Am. Ord. 97-40, passed 12-16-97; Am. Ord. 2001-33, passed 12-4-01; Am. Ord. 2003-31, passed 9-30-03; Am. Ord. 2007-26, passed 7-17-07; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11)

§ 25.15 WDI-A (Waterfront Commercial Fishing Development) District.

(A) The WDI-A (Waterfront Commercial Fishing Development) District is established to provide for development related to the commercial fishing industry and related water dependent uses.

~~(B) Permitted Uses.~~

~~(1) Accessory Retail Sales of Commercial Fishing Related Products.~~

~~(2) Commercial Fishing Establishments and Related Processing and Packing.~~

~~(3) Marinas.~~

~~(4) Warehouses, Excluding the Storage of Hazardous or Flammable Materials as Defined by Title 49 CFR, Part 171.~~

~~(5) Wholesale Trade.~~

~~(C) Conditional Uses.~~

~~(1) Boat Yards (Requires Industrial General-Water Front [IG-WF] Land Use category).~~

~~(2) Community Assembly.~~

~~(3) Community Service Uses.~~

~~(4) Hotels and Motels.~~

~~(5) Light Manufacturing (Requires Commercial General or Industrial Limited Future Land Use Category)~~

~~(6) Off-Shore Tour Vessel (Pursuant to Section 67.00).~~

~~(7) Personal Service Establishments.~~

~~(8) Residential over ground-floor commercial (subject to paragraph (E) below).~~

~~(9) Retail Food Establishments.~~

~~(10) Retail Sales Establishments.~~

~~(11) Single-Family Dwellings.~~

~~(D)~~(B) Dimensional Regulations.

Table 25.15(A) – WDI-A – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Maximum Height[2] (feet)	Maximum Lot Coverage
	Area[1] (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses	5,000	30	80	10	0[4]	10	0[5]	35	Per FLU/ISR allowance

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. Notwithstanding this minimum and the provision of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family dwelling.
4. Minimum 10 feet when adjoining a residential district.
5. Minimum 25 feet when adjoining a residential district.

~~(1) Minimum Lot Area = 5,000 square feet.~~

~~(2) Minimum Lot Width = 30 feet.~~

~~(3) Minimum Lot Depth = 80 feet.~~

~~(4) Maximum Height = 35 feet.~~

~~(5) Minimum Yards:~~

~~(a) Front = 10 feet.~~

~~(b) Side = Zero; 10 feet when adjoining a residential district.~~

~~(c) Side Street = 10 feet.~~

~~(d) Rear = Zero; 25 feet when adjoining a residential district.~~

~~(6) Maximum Nonresidential Floor Area Ratio = .40.~~

~~(7) Minimum Open Space = 15%.~~

~~(8) Maximum Impervious Surface Ratio = .85.~~

~~(9) Residential Equivalent Use—Shall not exceed a maximum area of five (5) acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(10) Mixed Use—Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.~~

~~(11) Transient Accommodation Use—Shall not exceed 40 units per acre.~~

~~(12) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

~~(13) Institutional and Transportation Utility Uses shall not exceed a maximum of five acres.~~

~~(14) Outdoor storage shall comply with Section 57.00.~~

~~(E) Residential Over Ground Floor Commercial. The number of units allowed shall be based upon the future land use designation of the parcel, accounting for land area needed to support the non-residential floor area of the structure, including space used for passive storage purposes. Site Plan approval shall be required in accordance with Section 210.00 of this Code.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-80; Am. Ord. 91-27, passed 7-16-91; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-40, passed 12-16-97; Am. Ord. 2007-26, passed 7-17-07; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2009-13, passed 10-20-09; Am. Ord. 2011-08, passed 9-6-11; Am. Ord. 2012-13, passed 8-7-12)

§ 25.~~15.5~~16 WDI-B [Waterfront Commercial Fishing and Tourism Redevelopment] District

(A) The WDI-B (Waterfront Commercial Fishing and Tourism Redevelopment) ~~D~~district is established primarily to provide for development and redevelopment related to the commercial fishing industry and related water dependent uses. Other uses are provided in order to provide complimentary development options to support retention of the commercial fishing industry. A secondary intent is to provide for water dependent uses that support other types of commercial and recreational boating uses as well as water related uses that support the local tourism industry. The primary application of this district shall be for those areas traditionally recognized as working waterfront areas adjacent to the north side of the Anclote River in the Island Ave/Island Way area and other similarly situated waterfront parcels.

~~(B) Permitted Uses:~~

~~(1) Accessory Retail Sales of Commercial Fishing Related Products.~~

~~(2) Boat sales and related uses.~~

~~(3) Boat Yards (Requires Industrial General (IG) or Industrial General-Water Front [IG-WF] Land Use category).~~

~~(4) Commercial dockage for fisheries.~~

~~(5) Commercial Fishing Establishments and Related Processing and Packing.~~

~~(6) Hotels and Motels (including Condo Hotels/Motels); Convention and/or Conference Facilities require conditional use review)~~

~~(7) Lodging facilities (Bed & Breakfast).~~

~~(8) Manufacturing of boats and boat accessories (commercial and recreational) (Requires Industrial Limited (IL), Industrial General (IG) or Industrial General-Water Front [IG-WF] Land Use Category).~~

~~(9) Onsite storage consistent with and accessory to a permitted use.~~

~~(10) Residential over ground floor commercial.~~

~~(11) Retail Food Establishments.~~

~~(12) Retail Sales Establishments.~~

~~(13) Sit-down Restaurants, no drive-through.~~

~~(14) Wet and dry slip marinas.~~

~~(C) Conditional Uses:~~

~~(1) Bars and Taverns.~~

~~(2) Business and professional offices.~~

~~(3) Community Assembly.~~

~~(4) Community Service Uses.~~

~~(5) Financial Institutions.~~

~~(6) Light Manufacturing (Requires appropriate Industrial Land Use Category).~~

~~(7) Off-Shore Tour Vessel (Pursuant to Section 67.00).~~

~~(8) Outdoor markets (not on public rights-of-way).~~

~~(9) Personal Service Establishments.~~

~~(10) Tourist homes (no limit on spacing requirements found elsewhere in this Code).~~

~~(D)~~(B) Dimensional Regulations:

Table 25.16(A) – WDI-B – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Max. Height[2] (feet)	Max. Lot Coverage
	Area (sqft)	Width (feet)	Depth (feet)	Road Frontage	Water Frontage	Side	Side Street		
All Uses	-	-	-	10	15[4]	0 (Building) 10 (Parking)	0	50 (Hotels, Dry Slip Marinas) 40 (Parking Structures) 3 stories[5] (All Other Uses)	Per FLU/ISR allowance

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. Measured from the mean high water line or center of seawall.
4. Total height cannot exceed 45 feet.

~~(1) Minimum Yards:~~

~~(a) Road Frontage: 10' minimum.~~

~~(b) Water Frontage: 15' minimum measured from the mean high water line.~~

~~(c) Sides: 0' for buildings, 10' for parking.~~

~~(d) Side Street: 10'.~~

~~(2) Height (measured from finished grade):~~

~~(a) Hotels, Dry Slip Marinas = 50'.~~

~~(b) Parking Structures = 40' maximum.~~

~~(c) All other uses, 3 stories, not to exceed 45'.~~

~~(d) Parcels within Pinellas County prior to [adoption date] and requesting annexation and application of the WDI-B zoning district prior to January 1, 2010, shall be permitted the same maximum height allowed by Pinellas County ordinances. This special height allowance shall be limited to only those uses allowed in the Pinellas County zoning as of January 1, 2007. Those uses, and the allowable height, shall be recorded in the annexation ordinance. The height may be measured in the same manner as allowed by Pinellas County development regulations. All other uses shall not exceed the prescribed height limits of this district. A site plan must be approved by January 1, 2012, for all parcels annexing and receiving the special height allowance, after which all parcels shall be subject to the height restrictions of (2) (a, b and c) above.~~

~~(3) Maximum Non-Residential Floor Area Ratio: Shall be limited by the parcels designation on the City's Future Land Use Map series~~

~~(4) Maximum Impervious Surface Ratio: .85.~~

~~(5) Minimum Open Space: .15.~~

~~(6) Mixed Use — Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.~~

~~(7) Transient Accommodation Use—Shall not exceed forty (40) units per acre.~~

~~(8) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

~~(9) Institutional and Transportation/Utility uses shall not exceed five acres.~~

~~(E)~~(C) Compatibility Review:

(1) Except for exempt uses identified in paragraph (~~E)(7)~~8) of this section, all new development/re-development in the WDI-B District shall be evaluated for compatibility with surrounding uses and furthering the intent of the WDI-B District as it relates to retaining the commercial fisheries industries and promoting the tourist oriented economy.

(2) When uses under this Code Section are evaluated for compatibility such factors as scale, mass, intensity, location, size, height, style and aesthetics shall be taken into account. This list of factors to be considered is not exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. ~~The use, in order to~~To be compatible, the use shall be found to preserve the character of the adjacent neighborhoods and/or community.

~~(F)~~(D) Design Requirements. The following design requirements ensure a minimum of visual harmony and facilitate the placement of structures on the lot in relationship to parking and water frontages. A particular architectural style is not mandated by these regulations.

(1) Parking:

(a) Parking lots/spaces shall not be located in any required water frontage setback. Alternative parking surfaces may be utilized throughout the district. All other applicable standards of the Land Development Code for the construction of parking lots shall be required.

(b) Actual parking to be provided shall not exceed 125% of the required parking after the provision of all applicable credits and reductions allowed elsewhere in this Code.

(c) Parking lots shall be masked from the street frontages and water frontages by a streetscreen as described in (~~6~~7)(b) below.

(d) A minimum of one bicycle rack and designated parking for scooters/motorcycles shall be provided onsite.

(e) Parking structures shall meet all standards of this Section.

(2) Sidewalks and private frontages (the area between the building and street right-of-way):

(a) Pedestrian sidewalks and other pedestrian amenities may be located in any required setback or yard. Outdoor cafes, seating areas, terraces, canopies, arcades, and other similar amenities that serve to integrate the public sidewalk with the enfronting structure shall be allowed and encouraged within any required yard or setback.

(3) Landscaping:

(a) In addition to the landscaping requirements elsewhere in this Code, one tree of at least 1.5" caliper or a cluster of ~~three~~ 3 palms shall be planted for ~~each~~ every 30' of frontage along the public right-of-way. The tree shall be of a species that, at maturity, the canopy shall not interfere with the building facade. These required tree plantings may be counted toward the minimum tree plantings per lot as established ~~in~~ elsewhere in this code.

(4) Elevation of buildings:

(a) Ground floor elevation for commercial uses shall not exceed 18 inches above the crown of the adjacent roadway.

(5) Pedestrian promenades on waterfront lots:

(a) Waterfront lots (Anclote River) west of Alternate 19, shall provide a minimum 15' setback from the mean high water line or center of seawall to accommodate a pedestrian waterfront promenade. A minimum 8' public walkway (with a recorded pedestrian easement) shall be provided within the required setback. Arcades, awnings and similar structures shall be allowed over the promenade with a minimum clearance of 10'; the pedestrian promenade shall form a continuous walkway/boardwalk or similar pathway along the river frontage. Pedestrian access from the street frontage to the promenade may be interior or exterior to a building. Exterior pedestrian passages shall be a minimum of 8' in width. Where placement within the 15' setback is impracticable alternative placements of the pedestrian walkway may be considered.

(6) Exceptions to requirements for waterfront promenades may only be considered by the Board of Commissioners.

(7) All site plans and building plans shall adhere to the additional building design requirements set out below:

(a) Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.

(b) Streetscreens should be between ~~3.5~~3 and 8 feet in height and constructed of a material matching the adjacent building facade. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30% permeable or articulated.

(c) A building recess of 5—10 feet between the ~~second~~ 2nd and ~~third~~ 3rd story, along the primary frontage, shall be required. At least 50% of the recess shall be setback a minimum of 10'. The remainder shall not be less than 5 feet. A building recess or accent line that architecturally differentiates the 1st and 2nd story shall be required.

(d) All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

(e) Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.

(f) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches may be no less than 2:12.

(g) Flat roofs shall be enclosed by parapets a minimum of 42 inches high~~,~~ (or as required to conceal mechanical equipment to the satisfaction of the TRC) or by sloped roofs.

(h) Exterior finish materials on all facades shall be limited to stone, brick, wood, and/or stucco. Balconies, galleries, and arcades shall be made of concrete, painted wood, or metal. Other synthetic material which are aesthetically pleasing and mimic one of the approved exterior finishes may by considered upon recommendation of the ~~T.R.C~~TRC.

~~(i) Buildings may have flat roofs enclosed by parapets or sloped roofs.~~

(8) Exceptions. The following uses shall be exempt from the design requirements of this section:

(a) Commercial dockage for fisheries.

(b) Commercial Fishing Establishments and Related Processing and Packing.

(c) Wet slip marinas are exempt except from promenade requirements (upland accessory uses such as retail stores, bait shops and restaurants shall comply with design standards).

(d) Boat yards.

(e) Manufacturing of boats and boat accessories.

(Ord. 2007-34, passed 9-18-07; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11)

§ 25.~~16~~ 17 WDII (Waterfront Marine Industry Development) District.

(A) The WDII (Waterfront Marine Industry Development) ~~D~~district is established to provide for marine related industrial development adjacent to the Anclote River waterfront, and to provide for other related industrial activity and water dependent uses.

~~(B) Permitted Uses:~~

~~(1) Boat Yards~~

~~(2) Commercial Fishing Establishments and related processing and packing~~

~~(3) Marinas~~

~~(4) Marine Salvage and Construction Establishments~~

~~(C) Conditional Uses:~~

~~(1) Community Service Uses~~

~~(2) Heavy Utility Service~~

~~(3) Industrial Workshops and Services~~

~~(4) Light Manufacturing~~

~~(5) Off-Shore Tour Vessels (Pursuant to Section 67.00)~~

~~(6) Seaports~~

~~(7) Warehouses~~

~~(8) Wholesale Trade~~

~~(D)~~(B) Dimensional Regulations:

Table 25.17(A) – WDII – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Max. Height[2] (feet)	Max. Lot Coverage
	Area (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses	5,000	50	80	10	10	10	0[3]	40	Per FLU/ISR allowance

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. Minimum 25 feet when adjoining a residential district.

~~(1) Minimum Lot Area = 5,000 square feet~~

~~(2) Minimum Lot Width = 50 feet~~

~~(3) Minimum Lot Depth = 80 feet~~

~~(4) Maximum Height = 40 feet~~

~~(5) Minimum Yards:~~

~~(a) Front = Ten feet~~

~~(b) Side = Ten feet~~

~~(c) Side Street = Ten feet~~

~~(d) Rear = Zero; 25 feet when adjoining a residential district~~

~~(6) Maximum Nonresidential Floor Area Ratio = .60~~

~~(7) Minimum Open Space = Ten percent~~

~~(8) Maximum Impervious Surface Ratio = .85~~

~~(9) Office, Retail Commercial; Personal/Business Service; and Commercial/Business Service use restrictions: Shall be allowed as accessory uses, located within the structure to which it is accessory, and not exceed 25 percent of the floor area of the principal use to which it is accessory.~~

Commented [AK29]: Add limitation into use table

~~(10) Buffer Standards: An appropriate buffer shall be provided in and between the WDII District and an adjoining plan classification other than Industrial or Transportation/Utility.~~

~~(11) Public/Semi-Public Use: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-40, passed 12-16-97)

§ 25.18~~7~~ IR ~~(Industrial Restricted)~~ District

(A) The IR (Industrial Restricted) ~~D~~district is established to provide for light industrial development, warehousing, wholesale distribution, and related intensive commercial uses.

~~(B) Permitted Uses:~~

~~(1) Construction Material Establishments~~

~~(2) Construction Service Establishments~~

~~(3) Industrial Workshops and Services~~

~~(4) Landscape Service Establishments~~

~~(5) Light and Heavy Printing Establishments~~

~~(6) Light Manufacturing~~

~~(7) Light Utility Service~~

~~(8) Miniwarehouses~~

~~(9) Motor Freight Terminals~~

~~(10) Motor Pool Facility~~

~~(11) Rental Service Establishments~~

~~(12) Research and Development~~

~~(13) Vehicle Repair (Minor)~~

~~(14) Vehicle Sales and Rental Establishments~~

~~(15) Warehouses~~

~~(16) Wholesale Trade~~

~~(C) Conditional Uses:~~

~~(1) Business and Professional Offices~~

~~(2) Communication Towers~~

~~(3) Community Service Uses~~

~~(4) Correctional Institutions~~

~~(5) Emergency Service Facilities~~

~~(6) Heavy Utility Service~~

~~(7) Heliports and Helistops~~

~~(8) Hotels and Motels (no Convention/Conference Facilities)~~

~~(9) Junkyards or Salvage Yards~~

~~(10) Retail Sales Establishments~~

~~(11) Transportation Terminals~~

~~(12) Vehicle Repair (Major)~~

~~(13) Manufacturing of Recreation Watercraft~~

~~(14) Overnight Boarding of Animals subject to Section 72.00~~

~~(15) Commercial Recreation Facilities~~

~~(16) Schools of General Education~~

~~(D)~~(B) Dimensional Regulations:

Table 25.18(A) – IR – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Max. Height[2] (feet)	Max. Lot Coverage
	Area (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses	5,000	50	80	10	10	10	25	40	Per FLU/ISR allowance

TABLE NOTES:
4. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
5. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
6. Minimum 25 feet when adjoining a residential district.

~~(1) Minimum Lot Area = 5,000 square feet~~

~~(2) Minimum Lot Width = 50 feet~~

~~(3) Minimum Lot Depth = 80 feet~~

~~(4) Maximum Height = 40 feet~~

~~(5) Minimum Yards:~~

~~(a) Front = Ten feet~~

~~(b) Side = Ten feet~~

~~(c) Side Street = Ten feet~~

~~(d) Rear = 25 feet~~

~~(6) Maximum Nonresidential Floor Area Ratio = .50~~

~~(7) Minimum Open Space = 15 percent~~

~~(8) Maximum Impervious Surface Ratio = .85~~

~~(9) Buffer standards: An appropriate buffer shall be provided in and between the IB District and an adjoining Residential District.~~

~~(10) Public/Semi-Public; Retail Commercial; Personal/Business Service; Commercial/Business Service; Transient Accommodation Uses; and Commercial Recreation: Shall not exceed a maximum area~~

~~of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate Future Land Use Plan amendment and corresponding Zoning Map amendment.~~

~~(11) Transient Accommodation use shall not exceed 40 units per acre.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-01, passed 2-20-96; Am. Ord. 2004-09, passed 5-4-04; Am. Ord. 2004-24, passed 10-26-04; Am. Ord. 2008-31, passed 1-27-09; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11; Am. Ord. 2016-10, passed 8-16-16)

§ 25.1~~9~~8 IH (Industrial Heavy) District

(A) The IH (Industrial Heavy) ~~D~~district is established to provide for areas where a broad range of industrial uses may locate and operate with minimal impacts on adjoining properties.

~~(B) Permitted Uses:~~

~~(1) Construction Equipment Sales/Rental (Heavy)~~

~~(2) Construction Equipment Sales/Rental (Light)~~

~~(3) Construction Material Establishments~~

~~(4) Construction Service Establishments~~

~~(5) Emergency Service Facilities~~

~~(6) Heliports and Helistops~~

~~(7) Industrial Workshops and Services~~

~~(8) Landscape Service Establishments~~

~~(9) Light and Heavy Printing Establishments~~

~~(10) Light and Heavy Utility Service~~

~~(11) Light Manufacturing~~

~~(12) Motor Freight Terminals~~

~~(13) Motor Pool Facility~~

~~(14) Rental Service Establishments~~

~~(15) Research and Development~~

~~(16) Transportation Terminals~~

~~(17) Vehicle Repair (Major and Minor)~~

~~(18) Warehouses~~

~~(19) Wholesale Trade~~

~~(C) Conditional Uses:~~

~~(1) Airports and Airfields~~

~~(2) Communication Towers~~

~~(3) Community Service Uses~~

~~(4) Correctional Institutions~~

~~(5) Heavy Manufacturing~~

~~(6) Junkyards or Salvage Yards~~

~~(7) Overnight Boarding of Animals subject to Section 72.00~~

~~(8) Seaports~~

~~(D)~~(B) Dimensional Regulations:

Table 25.19(A) – IH – Dimensional Regulations Table

Use	Minimum Lot Standards			Minimum Yards[1] (feet)				Max. Height[2] (feet)	Max. Lot Coverage
	Area (sqft)	Width (feet)	Depth (feet)	Front	Side	Side Street	Rear		
All Uses	10,000	100	100	25	20[3]	25	20[3]	45	Per FLU/ISR allowance

TABLE NOTES:
1. Submerged land shall not be credited towards the minimum lot area nor shall be part of any required yard or setback.
2. The height limitations do not apply to poles used for electrical power, street lighting standards, or traffic control devices.
3. Minimum 75 feet when adjoining a residential district.

~~(1) Minimum Lot Area = 10,000 square feet~~

~~(2) Minimum Lot Width = 100 feet~~

~~(3) Minimum Lot Depth = 100 feet~~

~~(4) Maximum Height = 45 feet~~

~~(5) Minimum Yards:~~

~~(a) Front = 25 feet~~

~~(b) Side = 20 feet; 75 feet if adjoining a residential district~~

~~(c) Side Street = 25 feet~~

~~(d) Rear = 20 feet; 75 feet if adjoining a residential district~~

~~(6) Maximum Nonresidential Floor Area Ratio = .60~~

~~(7) Minimum Open Space = 15 percent~~

~~(8) Maximum Impervious Surface Ratio = .80~~

~~(9) Office, Retail Commercial; Personal/Business Service; and Commercial/Business Service: Shall be allowed as accessory uses, located within the structure to which it is accessory, and not to exceed 25 percent of the floor area of the principal use to which it is accessory.~~

~~(10) Buffer Standards: An appropriate buffer shall be provided in and between the WDII District and an adjoining plan classification other than Industrial or Transportation Utility.~~

~~(11) Public/Semi-Public Use: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-42, passed 12-20-94; Am. Ord. 96-01, passed 2-20-96; Am. Ord. 2008-31, passed 1-27-09)

§ 25.~~19~~ 20 LC (Land Conservation) District.

(A) The LC (Land Conservation) ~~D~~district is established to provide for areas identified ~~by Figure 19 of the Coastal Management and Conservation Element of the Comprehensive Plan and~~on the Future Land Use Map ~~by~~as ~~Presentation~~ Preservation (P) and Recreation/Open Space (R/OS~~) on the Future Land Use Map Series~~ as environmentally sensitive and in need of preservation, to provide for the preservation of wetlands, or other lands unsuitable for development, and to provide for the public and quasi-public ownership of land.

(B) The permitted density, intensity, and impervious surface allowances shall be limited by the underlying future land use designation.

~~(B) Permitted Uses~~

~~(1) Preservation Areas and Conservation Easements Set Aside in Accordance with a Site Plan Approval or Development Agreement~~

~~(2) Transfer of Development Rights (Pursuant to §§ 148.00 through 148.03 of this Code)~~

~~(C) Conditional Uses~~

~~(1) Golf Courses, Public or Private~~

~~(2) Community Assembly~~

~~(D) The following density and intensity standards shall apply:~~

~~(1) Those properties designated as Preservation on the Future Land Use Map shall not exceed a F.A.R. of .10 or an I.S.R. or .20~~

~~(2) Those properties designated as Recreation/Open Space on the Future Land Use Map shall not exceed a F.A.R. of .25 or an I.S.R. of .45~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 91-27, passed 7-16-91; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11)

§ 25.21 SAP (Special Area Plan) District.

(A) The purpose of the SAP zoning district is to recognize those areas of the city that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and other planning considerations. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users.

(B) SAP zoning districts require AC (Activity Center), PRD (Planned Redevelopment District) or MMC (Multimodal Corridor) future land map category and must be consistent with the Countywide Plan requirements.

(C) SAP zoning shall include a set of regulating documents that may include conceptual site plans, density/intensity standards, reference to other zoning dimensional criteria within this code, or the creation of new regulations to guide future development. Smaller areas may be able to utilize a specific site plan, whereas larger areas may require new regulations specific to the area, such as form-based code.

§ 25.220 P/SP (Public/Semi-Public) District.

(A) The P/SP (Public/Semi-Public) ~~D~~district shall provide for appropriate development of lands that are designated ~~in the Comprehensive Plan as Institutional or Transportation/Utility~~on the Future Land Use Map as Public/Semi-Public.

(B) The permitted uses, densities, and intensity standards in this District shall be limited ~~by the parcel's designation on the Future Land Use Map Series~~to the underlying future land use designation.

~~(C) For those properties designated as Institutional on the Future Land Use Map the following standards apply:~~

~~(1) Residential Use shall not exceed 12.5 dwelling units per acre.~~

~~(2) Residential Equivalent Use shall not exceed three beds per permitted dwelling unit at 12.5 dwelling units per acre.~~

~~(3) Nonresidential uses shall not exceed a Floor Area Ratio of .45 to.65 nor an Impervious Surface Ratio of .65 to.85.~~

~~(D) For those properties designated Transportation/Utility on the Future Land Use Map the following standards apply:~~

~~(1) No use shall exceed a Floor Area Ratio of .50 to .70 nor an Impervious Surface Ratio of .70 to .90.~~

~~(2) An appropriate buffer shall be provided within and between the T/U category and any other adjoining plan classification, other than Industrial.~~

(Ord. 93-31, passed 11-16-93; Am. Ord. 2011-08, passed 9-6-11)

~~§ 25.21 Pinellas Trail Corridor District.~~

~~(A) The PTC District is established to provide for areas located adjacent or in close proximity to the Pinellas Trail where a mixture of convenient shopping, personal services, and residential uses are grouped to encourage a high level of pedestrian and bicycle movement.~~

~~(B) Permitted Uses:~~

~~(1) Business and Professional Offices~~

~~(2) Community Service Uses~~

~~(3) Multifamily Dwellings~~

~~(4) Personal Service Establishments (subject to paragraph (M) below)~~

~~(5) Retail Food Establishments~~

~~(6) Retail Sales Establishments~~

~~(7) Single Family Attached Dwellings~~

~~(8) Single Family Detached Dwellings~~

~~(9) Two Family Dwellings~~

~~(C) Conditional Uses:~~

~~(1) Boarding Homes~~

~~(2) Community Assembly~~

(3) Commercial Recreation Facilities

(4) Community Residential Homes

(5) Congregate Care Facilities

(6) Day Care Centers

(7) Eating Establishments, Sit Down and Taverns

(8) Family Care Homes

(9) Financial Institutions

(10) Home Occupations (Pursuant to §§ 51.00 through 51.03 of this Code)

(11) Libraries, Museums, Galleries, Cultural Centers, and Similar Uses

(12) Off Street Parking

(13) Schools of General Education

(14) Schools of Special Education

(15) Second Floor Residences Over Ground Floor Commercial Uses

(16) Sidewalk Cafes

(17) Veterinary Clinics provided that no boarding facilities may be allowed except as may be required for the short term treatment of sick or injured animals and when completely enclosed within a building

(D) Residential Dimensional Regulations:

(1) Maximum Density – Ten units/acre

(2) Minimum Lot Area

(a) Single Family Detached Dwelling – 5,000 square feet

(b) Single Family Attached Dwelling – 2,000 square feet

(c) Two Family Dwelling – 9,000 square feet

(d) Multifamily Dwelling – 10,000 square feet

(3) Minimum Lot Width

(a) Single Family Detached Dwelling – 50 square feet

(b) Single Family Attached Dwelling – 20 square feet

(c) Two Family Dwelling – 50 square feet

(d) Multifamily Dwelling – 80 square feet

(4) Minimum Lot Depth

(a) Single Family Detached Dwelling – 80 square feet

(b) Single Family Attached Dwelling – 100 square feet

(c) Two Family Dwelling – 90 square feet

(d) Multifamily Dwelling – 90 square feet

(5) Maximum Height – 30 feet

(6) Minimum Yards:

(a) Single Family Detached Dwellings and Two Family Dwellings:

(i) Front = 25 feet

(ii) Side = Seven and one-half feet

(iii) Side Street = 15 feet

(iv) Rear = 20 feet

(b) Single Family Attached Dwellings:

(i) Front = 20 feet facing a public right-of-way; 15 feet facing a common drive; courtyard or private parking area

(ii) Side = Seven and one-half feet

(iii) Side Street = Seven and one-half feet

(iv) Rear = 20 feet

(c) Multifamily Dwellings:

(i) Front = 25 feet

(ii) Side = 15 feet

(iii) Side Street = 20 feet

(iv) Rear = 20 feet

(v) Minimum Distance Between Buildings:

(1) Side facing side = 15 feet

(2) Front/rear facing side = 20 feet

(3) Front/rear facing front/rear = 25 feet

(7) Minimum Net Floor Area

(a) Single Family Detached Dwelling = 850 square feet

(b) Single Family Attached Family = 850 square feet

(c) Two Family and Multifamily Dwellings = 600 square feet

(8) Residential Equivalent = 3.0 bed permitted per permitted dwelling unit

(E) Nonresidential Dimensional Regulations

(1) Minimum Lot Area = 7,500 square feet

(2) Minimum Lot Width = 50 feet

(3) Minimum Lot Depth = 80 feet

(4) Maximum Height = 30 feet

(5) Minimum Yards:

(a) Front = 20 feet

(b) Side = Seven and one-half feet

(c) Side Street = Ten feet

(d) Rear = 20 feet

(6) Maximum Nonresidential Floor Area Ratio = .30

(7) Minimum Open Space = 20 percent

(8) Impervious Surface ratio = .70

(F) Joint and Cross Access

(1) Adjacent commercial properties along the PTC zoning district shall provide joint access driveways. The joint access driveway shall provide a single access to the thoroughfare for adjacent properties. The joint access driveway shall be constructed in accordance with the requirements of § 129.00, Driveways and Access Management.

(2) In conjunction with a joint access driveway, a cross access easement to allow for the free flow of traffic between properties shall be required.

(3) If no other access to the thoroughfare is available, the primary developing property shall be permitted a temporary driveway accessing the thoroughfare. The temporary driveway shall be constructed in accordance with the requirements of § 129.00, Driveways and Access Management. All access rights to the thoroughfares shall be dedicated to the City of Tarpon Springs and the temporary driveway will be removed after construction of the joint access driveway.

(4) During development, the primary developing parcel shall construct a driveway access to the property line to make it visually obvious that the abutting properties will be tied in to provide cross-access via a joint access driveway.

(5) Where access to the right-of-way is available through cross-access easements with adjacent properties, developing properties shall dedicate all ingress/egress rights to the City of Tarpon Springs.

(G) The length of the driveways shall be designed in accordance with the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the thoroughfare or causing unsafe conflicts with on-site circulation. Driveway length measured from the front property line to the nearest conflict point shall not be less than 15 feet.

(H) The provisions of this Section shall apply to all new vehicle use areas or commercial parking lots within the PTC zoning district.

(1) Where a new parking lot abuts a public right-of-way or private street a minimum buffer strip of eight feet wide is required. This buffer strip shall be planted with one tree every 15 feet and continuous hedge maintained at a height of three feet above grade. The required shrubbery shall be spaced at 30 inches on center. The remaining area shall be surfaced with grass, ground covers, or with at least two inches of wood chip or bark.

(2) Additional landscaping requirements shall be provided in accordance with § 134.03, Parking Lot Landscaping.

(3) The Planning Director shall have the authority to waive such requirements where the required landscaping encroaches into the required visibility triangle as stated in § 37.00, Required Visibility Triangles.

(I) Required parking, as stated in § 127.04, Parking Schedule, for commercial uses locating within the PTC zoning district shall be reduced by 25 percent.

(J) All uses, excluding Single Family and Two Family Dwellings, shall provide an area designated for bicycle and/or motorcycle parking.

(K) All signs shall comply with the Historic Preservation District sign regulations as stated in Article XI. However, signs within the PTC zoning district are exempt from Historic Preservation Board review. The Board of Adjustment has the authority within the Pinellas Trail Corridor District to permit up to a maximum of twice the amount of:

(1) Sign area as allowed in § 189.01, General Regulation for Free Standing Signs.

(2) Sign area as allowed in § 189.03, Wall Mounted Signs in Addition to Free Standing Signs.

(L) Mixed Use Projects shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

(M) Personal Service/Office Support Use shall not exceed a floor area of 3,600 square feet; and no combination of such uses in any single multi-tenant building or, in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall exceed ten (10) percent of the floor area of said buildings.

(N) Recreation Uses in the CN, Commercial Neighborhood Future Land Use Map category are limited to indoor recreation uses only.

(O) Institutional/Transportation Utility Use (as defined by the Countywide Plan Rules of Pinellas County) shall not exceed a maximum of five acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous uses.

(Ord. 95-19, passed 7-18-95; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11)

§ 25.23 CZO (Conditional Zoning Overlay).

(A) The purpose of a CZO (Conditional Zoning Overlay) is to provide for additional limitations or specific restrictions to the underlying zoning district. A CZO is intended to address unique constraints, protect resources, mitigate adverse effects on the immediate area, or achieve specialized design goals for the purpose of ensuring consistency with the Comprehensive Plan and this Code.

(B) Development regulations imposed by a CZO shall be limited to the following:

(1) Prohibiting permitted and conditional uses otherwise authorized in the underlying district or making a permitted use a conditional use.

(2) Decreasing the number or average density of dwelling units that may be constructed on the property.

(3) Increasing the minimum lot area, width, or depth requirements.

(4) Decreasing the maximum floor area ratio (FAR) permitted.

(5) Decreasing the maximum height permitted.

(6) Increasing the minimum yard and setback requirements.

(7) Limiting the building or impervious surface ratio (ISR).

(8) Restricting access to specific roadways.

(9) Imposing specific design requirements.

(C) The defined boundary of the affected land area and the conditions imposed by the CZO must be included in the rezoning ordinance and shall be reflected on the official zoning map by an overlay pattern and/or by adding "CZO" to the base district symbol.

§ 26.00 SUPPLEMENTAL REGULATIONS REGARDING COMMUNITY ASSEMBLY USES AND CHURCH OR PLACE OR WORSHIP USES.

(A) Any submitted application for Community Assembly use filed prior to the effective date of this Ordinance shall be subject to the zoning regulations in effect prior to the effective date of this Ordinance. Any Community Assembly use legally in existence on the effective date of this Ordinance, but now in violation of its provision, shall be considered a legal non-conforming use and may be allowed limited expansion subject to the following criteria:

(1) The expansion does not exceed 1,000 square feet or 25% of the gross square feet of the non-conforming use, whatever is greater.

(B) RLUIPA Relief Procedures. This section implements the policy of the City for addressing possible unintended violations of the Religious Land Use and Institutionalized Persons Act of 2000, 42 U.S.C. § 2000cc et seq. RLUIPA identified during implementation of this code and related rules, policies and procedures.

(1) A person, including a religious assembly or institution, may request relief under this section in writing by completing an RLUIPA Reasonable Relief Request form, which is available from the City's Planning and Zoning Department. The form shall contain such questions and requests for information as are necessary for evaluating the relief requested.

(2) The City Manager, or his or her designee, shall have the authority to consider and act on requests for reasonable relief submitted to the Planning and Zoning Department~~Division~~, after notice is posted as provided in subsection 8. A public hearing shall be held within 21 days of receipt by the City of the request for relief. During the public hearing the City Manager, or designee, shall solicit comment and information from the public to be taken under advisement. The City Manager shall issue a written determination no later than 45 days after the receipt by the City of the request for relief. The determination may:

(a) Grant the relief requested,

(b) Grant a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request, or

(c) Deny the request in accordance with Federal law.

(d) Any determination denying the request for relief shall be in writing and shall state the reasons the relief was denied. All determination shall advise the requesting party that the determination may be appealed within 30 days of the date of the determination to the Board of Commissioners (BOC)~~City Commission~~. The written determination shall be sent to the requesting party by certified mail, return receipt requested.

(e) If necessary prior to issuing a written determination, the City Manager, or designee, may request additional information from the requesting party specifying in sufficient detail what information is required. The requesting party shall have 15 days from the date the information is requested to provide the needed information. In the event a request for additional information is made to the requesting party by the City Manager, the 30 day period to issue a written determination shall no longer be applicable, and the City Manager, or designee, shall issue a written determination within 30 days after receipt of the additional information from the requesting party.

(3) If the requesting party fails to respond to the requested additional information within 15 days after the City Manager's, or designee's, request for additional information, the City Manager, or designee, shall issue a written notice advising the requesting party failed to timely submit the additional information and the request for relief shall be deemed abandoned and/or withdrawn and no further action by the City with regard to said reasonable relief request shall be required.

(4) In determining whether the reasonable relief request shall be granted or denied, the applicant shall be required to establish:

(a) The applicant is a claimant under RLUIPA; and

(b) The City has imposed a substantial burden on the religious exercise of the applicant, whether a person, religious assembly or institution, and the burden is not a result of the City furthering a compelling government interest and is not the least restrictive means of furthering that compelling government interest; or the City has imposed or implemented a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a non-religious assembly or institution.

(5) Within 30 days after the City Manager's, or designee's, written determination is mailed to the requesting party the requesting party may appeal the decision to the BOC~~City Commission~~. All appeals shall contain a statement explaining the reason for the appeal. The BOC~~City Commission~~ shall, after giving public notice pursuant to subsection 8 and conducting a public hearing, make a determination no later than 60 days after an appeal has been filed to uphold, reverse or modify in whole or in part the City Manager's determination. The purpose of the public hearing is to receive comments, input and information from the public, which shall be taken under advisement by the City Commission.

(6) No fee shall be imposed by the City in connection with the request for reasonable relief under this section or for an appeal of a reasonable relief determination to the BOC~~City Commission~~. The City shall have no obligation to pay a requesting party's or an appealing party's attorney fees or costs in connection with the request for an appeal.

(7) While an application for reasonable relief, or appeal of a determination of same, is pending before the City, the City will not enforce the subject zoning ordinance, rules, policies, and procedures against the applicant.

(8) The City shall display a notice in the City's website~~public notice bulletin board~~ and shall maintain copies available for review in the Planning and Zoning D~~epartmentivision~~ advising the public that a request for relief under RLUIPA has been filed or appealed to the BOC~~City Commission~~. The date and time of the applicable public hearing shall be included in the notice.

(C) If a use is interpreted to be a Community Assembly use as defined in Section 25.00, the requirements of Section 26.00 shall prevail over any inconsistent provisions of Land Development Code.

(Ord. 2009-03, passed 8-18-09)

§ 27.00 ALTERNATIVE DIMENSIONAL CRITERIA REVIEW.

(A) Residential projects consisting of 4 or more units ~~located within the RM Zoning District~~ may request an alternative dimensional plan whereby the zoning dimensional criteria set out in Section 25.04 (D) (excluding height~~ and minimum net floor area~~) may be modified to accommodate unique projects that do not conform to the traditional zoning dimensional criteria or those developments located within unusual or difficult project sites.

~~(A)~~(B) The alternative dimensional plan shall require a Conditional Use review for compatibility, in addition to any other site plan review process required by this Code. When ~~uses under this Code Section~~

projects are evaluated for compatibility such factors as scale, mass, intensity, location, size, height, style and aesthetics shall be taken into account. This list of factors to be considered is not exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. The use, in order to be compatible, shall be found to preserve the character of the adjacent neighborhoods and/or community.

§ 28.00 PERMITTED LAND USES.

(A) Land Uses shall be permitted as defined in Table 28.00(A) – Table of Uses.

(B) Permitted Uses represent only those uses which are permitted by right in a given district.

(C) Conditional Uses may be permitted in a given district by the Board of Commissioners only upon a finding that such use in a specified location will comply with the criteria established in general or in specific for such use by this Code.

(D) Uses existing prior to the effective date of this Code shall only be expanded in accordance with the regulations and procedures established by this Code.

(E) In the event that a particular use is not listed anywhere in this Code, then it shall be interpreted that the use in this Code having the most similar characteristics as the use in question shall apply. The purpose and intent of the district ~~where the use with the most similar characteristics~~ shall ~~also~~ be consulted in this determination.

(F) All land and land development shall be in accordance with the City's Comprehensive Plan, and these regulations. Where these regulations differ from the City's Comprehensive Plan the more restrictive of the two shall be applied.

(SEE SEPARATE DOCUMENT FOR THE TABLE OF USES)

(Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93)

(§§ ~~27~~29.00 through 35.00 Reserved)

Editor's note(s)—Ord. No. 2018-03, § 2, adopted February 6, 2018, repealed §§ 27.00—27.90, which pertained to supplemental regulations for siting of medical cannabis dispensaries, and derived from Ord. No. 2017-10, passed 4-18-17.

Ordinance 2026-09 - Exhibit B (4 pages)

TABLE 28.00(A) - TABLE OF USES

P = Permitted C = Conditional A = Accessory Use Only Blank = Not Permitted FLUM = Future Land Use Map

APR_2026

	AGRICULTURE/RESIDENTIAL DISTRICTS									OFFICE/COMMERCIAL DISTRICTS								INDUSTRIAL DISTRICTS			PLANNED DEV. DISTRICTS				SPECIAL DISTRICTS				
USES	**A**	**R-100**	**R-70A**	**R-60**	**R-70**	**CRM**	**RM**	**MHP**	**RV**	**RO**	**NB**	**GB**	**HB**	**IB**	**WDI**	**WDI-A**	**WDI-B**	**WDII**	**IR**	**IH**	**RPD**	**CPD**	**IPD**	**MUPD**	**RR**	**LC**	**P/SP**	**SAP**	**ADDITIONAL STANDARDS**
Residential Uses																													
Boarding Home						C	C			C		C																	See §61.00
Community Residential Home	C	C	C	C	C	C	C			C	C										C			C					See §53.00 & §53.03
Congregate Care Facility			C[1]	C[1]	C[1]	C				C		C	C								C	C		C					See §53.00 & §53.04 [1] Permitted up to only 20 residents.
Dwelling, Container	A	A	A	A	A	A	A	P	P	A											A			A	A				
Dwelling, Cluster																					P			P					
Dwelling, Modular	P	P	P	P	P	P	P	P	P	P		C									P			P	P				
Dwelling, Multifamily						C	P			P		C	C								P			P	P				
Dwelling, Single Family Attached						C	P			P		C									P			P	P				
Dwelling, Single Family Detached	P	P	P	P	P	P	P			P	C	C			C	C					P			P	P				
Dwelling, Single Family Semi-Detached				P[1]	C[1]	C	P			P		C													P				[1] See §25.03(E)
Dwelling, Two Family				P	C	C	P			P		C													P				
Dwelling, Zero-Lot Line																					P			P					
Family Care Home	C	P[1] C[2]		P[1] C[2]	P[1] C[2]	P[1] C[2]	P[1] C[2]			C	C										P[3]			P[3]					See §53.00 & §53.02 [1] Not permitted within 1,000 feet of a pre-existing Family Care Home. [2] Conditional within 1,000 feet of a pre-existing Family Care Home. [3] Under conditions of Article IV, Special Regulation.
Mobile Home Park/Subdivision								P																					
Nursing Home		C	C				C			C											C	C		C					See §62.00
Residential Over Ground Floor Nonresidential											P	P			P	C	P												
Lodging Uses																													
Bed & Breakfast												P													P				
Condo Hotel																	P[2]								C[1]				See §68.01 [1] See §25.09(D) [2] Convention and/or conference facilities require conditional use review.
Hotel												P	P		P[2,4]	C	P[4]		C[5]			P	C	P	P[1] C[2]				[1] See §75.00 [2] See §25.14(D)(7). [4] Convention and/or conference facilities require conditional use review. [5] No Convention/Conference facilities permitted.
Lodging Facility						C	C			C					C		P												See §44.00
Motel												C	C			C	P[3]		C[4]			P	C	P	P[1] C[2]				[1] See §75.00 [2] Convention and/or conference facilities require conditional use review. [3] No Convention/Conference facilities permitted.
Timeshare/Fractional Ownership Establishment																									C[1]				See §25.09(E)
Tourist Home							C[1]			C[1]					C[2]		C[2]								P[3]				[1] Not permitted within 1,200 ft of a pre-existing tourist home (measures from the nearest property lines of existing home to proposed home. [2] No distance separation requirements. [3] See Section 25.09(C)

Limited to FLU allowances.

Refer to Approved Plan.

TABLE 28.00(A) - TABLE OF USES

P = Permitted C = Conditional A = Accessory Use Only Blank = Not Permitted FLUM = Future Land Use Map

APR_2026

	AGRICULTURE/RESIDENTIAL DISTRICTS									OFFICE/COMMERCIAL DISTRICTS								INDUSTRIAL DISTRICTS			PLANNED DEV. DISTRICTS				SPECIAL DISTRICTS				
USES	**A**	**R-100**	**R-70A**	**R-60**	**R-70**	**CRM**	**RM**	**MHP**	**RV**	**RO**	**NB**	**GB**	**HB**	**IB**	**WDI**	**WDI-A**	**WDI-B**	**WDII**	**IR**	**IH**	**RPD**	**CPD**	**IPD**	**MUPD**	**RR**	**LC**	**P/SP**	**SAP**	**ADDITIONAL STANDARDS**
Commercial/Office Uses																													
Adult Entertainment Uses													P																See §§54.00 - 54.13
Auction House												P																	
Bar/Tavern											P	C					C												
Billiard Hall, Arcade, & Game Room													C																
Bowling Alley													P									P		P					
Car Wash											C[1]	C	P																[1] See §25.10(D)
Eating Establishment, Fast Food											C		P	C															
Eating Establishment, Sit Down											P	P	P	C	P		P					P[2]			A[1]				[1] Only permitted as accessory to condo hotels, hotels, and motels and limited to onsite guests. [2] Walk-Up/Drive-In establishements also permitted.
Financial Institution										P	P	P	P		C		C					P	C	P					
Florist/Floral Designer												P																	
Gift Shop/Sundries																									A[1]				[1] Only permitted as accessory to condo hotels, hotels, and motels and limited to onsite guests.
Kennel	C												C						C	C									See §72.00
Marina																P		P				C	C	C					
Marina, Dry-Slip																	P						C	C					See §69.00
Marina, Wet-Slip															P		P						P	P					
Nursery/Garden Supplies											C		P									P		P					
Office, Business & Professional										P	P	P	P	P	C		C		C			P		P					
Off-Shore Tour Vessel															C	C	C	C											See §67.00
Outdoor Café/Restaurant Seating															P														
Outdoor Markets															P		C												
Outdoor Sales/Display/Seating												C																	
Pawn Broker												C																	
Personal Services										P[1]	P	P	P	P	C	C	C								A[2]				[1] Excluding coin laundries, dry cleaners, & tattoo/body piercing. Personal services cannot exceed 1,000 sqft. of floor area. [2] Only permitted as accessory to condo hotels, hotels, and motels and limited to onsite guests.
Produce Stand												P																	
Rental Service Establishment													C	P					P	P									
Retail Food Establishment											P	P	P	P	P	C	P		C	C			C	C	A[1]				[1] Only accessory to condo hotels, hotels, and motels.
Retail Sales Establishment											P	P	P	P	P	C	P		C			P		P					
Sales, Boat																	P												
Self-Service Gasoline Establishment											C		P									C		C					See §63.00
Service Station													P																
Shopping Center											P	P	P	P	C							P		P					
Theater, Drive-In													C																
Theater, Indoor												P	P									P		P					
Vehicle Sales & Rentals												C[1]	P	P					P			P		P					[1] Indoor showroom only, no outside displays of merchandise or storage or materials.
Veterinary Clinic	C										P[1]	P[1]	C									P		P					[1] Boarding not permitted, except as required for short term treatment of sick/injured animals and when completely enclosed within a building.
Winery												C																	

Limited to FLU allowances.

Refer to Approved Plan.

TABLE 28.00(A) - TABLE OF USES

P = Permitted *C = Conditional* *A = Accessory Use Only* *Blank = Not Permitted* *FLUM = Future Land Use Map*

APR_2026

	AGRICULTURE/RESIDENTIAL DISTRICTS									OFFICE/COMMERCIAL DISTRICTS								INDUSTRIAL DISTRICTS			PLANNED DEV. DISTRICTS				SPECIAL DISTRICTS				
USES	**A**	**R-100**	**R-70A**	**R-60**	**R-70**	**CRM**	**RM**	**MHP**	**RV**	**RO**	**NB**	**GB**	**HB**	**IB**	**WDI**	**WDI-A**	**WDI-B**	**WDII**	**IR**	**IH**	**RPD**	**CPD**	**IPD**	**MUPD**	**RR**	**LC**	**P/SP**	**SAP**	**ADDITIONAL STANDARDS**
Industrial Uses																													
Boat Yard															C[1]	C[1]	P[1]	P					C	C					
Boat/RV Storage (Fully Enclosed)													C	P		P		C	P	P			P	P					
Boat/RV Storage (Outdoor)																			C	P									
Business Park																							P	P					
Commercial Dockage for Fisheries																	P												
Commercial Fishing Establishment															P	P	P	P											
Commercial Fishing Establishment, Accessory Retail Sales															P	P	P												
Construction Equipment Sales/Rental, Heavy																				P									
Construction Equipment Sales/Rental, Light												C	C							P									
Construction Material Establishment													C[1]	P					P	P			P[1]	P[1]					[1] All materials shall be stored indoors.
Construction Service Establishment														P					P	P			P	P					
Data Center																				C									
Excavation	C																												See §64.00
Junk/Salvage Yard																			C	C									See §58.00
Landscape Service Establishment													C	P					P	P									
Manufacturing, Boats & Boat Accessories																	P						C	C					
Manufacturing, Heavy																				C			C	C					
Manufacturing, Light													C	C		C[1]	C[2]	C	P	P		C	P	P					
Manufacturing, Recreation Watercraft																			C				C	C					
Marine Salvage & Construction Establishment																		P											
Miniwarehouse													C	P					P				C	C					
Motor Freight Terminal														C					P	P									
Motor Pool Facility																			P	P									
Onsite Storage																	P[1]												[1] Must be consistent with and accessory to a permitted use.
Printing Establishment, Heavy												C		C					P	P									
Printing Establishment, Light											C	P	P	P					P	P			P	P					
Repair Service Establishment											C	P	P										C[1]	C[1]					[1] All materials must be stored indoors.
Research & Development																			P	P									
Sponge Packing House												P[1]																	[1] Within the Cultural & National Register Historic Preservation Districts.
Vehicle Repair, Major													P	C					C	P									
Vehicle Repair, Minor													P	P					P	P									
Warehouse													C	P		P[1]		C	P	P			P	P					[1] Excluding the storage of hazardous or flammable materials, as defined by Title 49 CFR, Part 171.
Wholesale Trade											C[1]		C	P		P[1]		C	P	P			P	P					[1] Only allowed when FLUM designation allows wholesale trade as a primary use.
Workshop, Artist, Sculptor, Photographer or Craftsperson												P																	
Workshop, Industrial														C				C	P	P									

Limited to FLU allowances..

Refer to Approved Plan.

TABLE 28.00(A) - TABLE OF USES

P = Permitted C = Conditional A = Accessory Use Only Blank = Not Permitted FLUM = Future Land Use Map

APR_2026

	AGRICULTURE/RESIDENTIAL DISTRICTS									OFFICE/COMMERCIAL DISTRICTS								INDUSTRIAL DISTRICTS			PLANNED DEV. DISTRICTS				SPECIAL DISTRICTS				
USES	**A**	**R-100**	**R-70A**	**R-60**	**R-70**	**CRM**	**RM**	**MHP**	**RV**	**RO**	**NB**	**GB**	**HB**	**IB**	**WDI**	**WDI-A**	**WDI-B**	**WDII**	**IR**	**IH**	**RPD**	**CPD**	**IPD**	**MUPD**	**RR**	**LC**	**P/SP**	**SAP**	**ADDITIONAL STANDARDS**
Public/Semi-Public Uses																													
Airport/Airfield																				C									
Community Assembly	C	P	P	P	P	P	P	C	C	C	C	P			C	C	C					C		C		C			See §26.00
Community Garden		P	P			C																							
Community Service Use										C	P		P	P	C	C	C	C	C	C	C	C	P	P					
Convention Center/Assembly Hall										C					C							P	P	P					
Correctional Institution																			C	C									
Cultural Center, Gallery, Library, Museum, etc.						C	C			C		P[1]			C							P		P					
Day Care Center		C	C	C	C	C	C			C	C		C								C			C					See §60.00
Day Care Home		C	C	C	C	C	C			C																			
Emergency Service Facility	P	P	P	P	P	P	P	P		P	P		P	P	P				C	P	C			C					
Emergency Shelter Facility						C	C			C	C	C	C									C		C					See §53.01
Funeral Home/Mortuary										C	C		C									P		P					
Government Office/Facility		C	C									P																	
Heliport/Helistop																			C	P									
Hospital							C			C												C		C					See §62.00
Off-Street Parking, Commercial												C			P														
Post Office										C			P																
Private Club						C	C			C	C	C	C									P		P					
Recovery Home/Residential Treatment Facility						C	C			C	C	C	C								C	C		C					See §53.01
School, General Education	C	P	P	P	P	C	C	C	C	C		C	C						C		C	C		C					
School, Special Education	C	C	C	C	C	C	C	C	C	C	C	P	C									P		P					
Seaport																		C		C									
Transportation Terminal													P	P					C	P		C		C					
Yacht Club							C															C	C	C					
Parks/Recreational Uses																													
Campground									P																				
Commercial Recreation Facilities								C			C	P	P		C				C			P		P					
Golf Course	C								C																	C			
Indoor Athletic/Recreation Facility	P																				A	P	P	P					
Public Park/Recreation Facility		P	P	P	P	P															A	P		P					
Recreational Vehicle Park								C[1]	P													C		C	C[2]				[1] See Section 25.07 & Requires FLUM Amendment to Residential Facilities Overlay [2] Subject to requirements & dimensional criteria in the RV District; See Section 25.09(I)
Utility/Communication Uses																													
Communication Tower	C												C	C					C	C		C	C	C					See Article XVI
Sewage Treatment Plant		P	P																C										
Utility Service, Heavy													C	C				C	P										
Utility Service, Light	C	C	C	C	C	C	C	C	C	C	C	C	P	P															
Agriculture/Preservation Uses																													
Agriculture	P	C[1]	C[1]																										[1] Limited to the Residential Very Low, Residential Estate, Residential Suburban, Residential Low, & Residential Urban FLUM designations.
Preservation/Conservation Area																										P			

Limited to FLU allowances. — *Refer to Approved Plan.*

83390

Tampa Bay Times

Published Daily

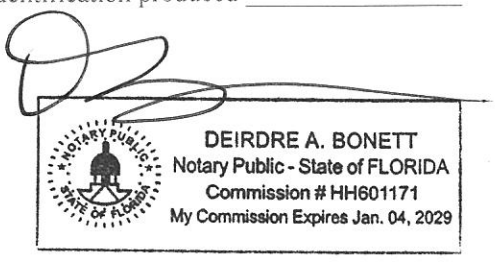
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Application #26-24 was published in said newspaper by print in the issues of 04/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jesaca Bowling
Sworn to and subscribed before me this **04/01/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____



NOTICE OF AMENDMENT TO CODE OF ORDINANCES

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinances:

ORDINANCE 2026-08

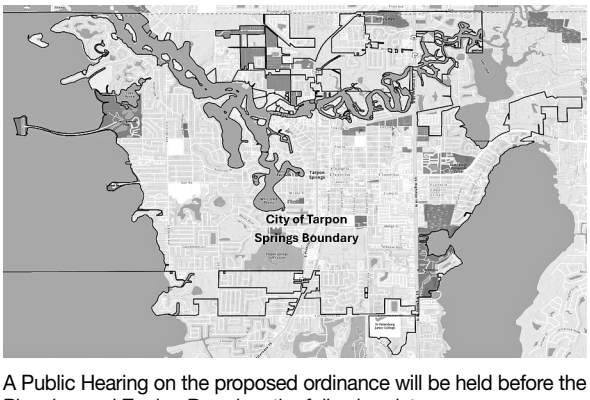
AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE I GENERAL PROVISIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

ORDINANCE 2026-09

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE II DISTRICT REGULATIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE III SUPPLEMENTARY DISTRICT REGULATIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.



A Public Hearing on the proposed ordinance will be held before the Planning and Zoning Board on the following date:

Monday, April 20, 2026 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the Board of Commissioners on the following dates:

Tuesday, May 12, 2026 @ 6:30 P.M. (1st Reading)
Tuesday, May 26, 2026 @ 6:30 P.M. (2nd Reading)

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

Please Reference Application #26-24

4/01/2026 jb

83390-1

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE III SUPPLEMENTARY DISTRICT REGULATIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, in response to the adoption of the 2045 Comprehensive Plan, the Planning and Zoning Department is reviewing each article of the Tarpon Springs Comprehensive Zoning and Land Development Code (LDC) for necessary updates and revisions; and

WHEREAS, the proposed updates are also incorporating revisions to address "quick fixes" that have been identified over the past few years; and

WHEREAS, the "quick fix" items address repeated variance activity, gray areas of the code where interpretations vary widely, updates for compliance with state regulations, and general clarity throughout the LDC; and

WHEREAS, Article III of the LDC provides for supplementary district regulations for properties within the City of Tarpon Springs; and

WHEREAS, the amendments to Article III are intended to incorporate the applicable Comprehensive Plan and "quick fix" changes, including amendments to accessory structure and swimming pool standards, updates to the accessory dwelling unit standards, addition of a new section addressing residential building orientation, and other revisions as needed; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 20, 2026, made the recommendation to approve the recommended changes to Article III; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to incorporate the necessary revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Article III, of Appendix A, Comprehensive Zoning and Land Development Code, City of Tarpon Springs Code of Ordinances is hereby amended as provided for in 'Exhibit A – Article III Supplementary District Regulations'.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

ARTICLE III. SUPPLEMENTARY DISTRICT REGULATIONS

§ 36.00 ACCESSORY USES AND STRUCTURES.

(A) Accessory uses and structures are permitted in all zoning districts in accordance with the requirements of this Code.

(B) ~~An accessory use is a~~A use or structure is considered to be 'accessory' if it ~~which~~ complies with the following standards:

(1) Is clearly incidental to, customarily found in association with, and serves a primary use.

(2) Is subordinate in purpose, area, and extent to the primary use or structure served.

(3) Contributes to the comfort, convenience, or necessity of the primary use served.

(4) Is located on the same lot, tract, parcel, or property as the primary use or structure.

(C) All accessory structures shall comply with the requirements of the City's building codes.

(D) An accessory ~~type~~ structure ~~which shares a structural wall, is attached, or~~that is separated by a distance of less than ~~two~~ 2 feet shall be deemed to be part of the primary structure and must comply with the setback requirements of the district in which it is located.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93)

§ 36.01 ~~Storage Structures, Shelters, Bathhouses and Detached Garages~~Accessory Structure Dimensional Standards.

Reduced side and rear yard setbacks are permitted for accessory structures~~Storage structures, outdoor shelters, sheds, bath houses, detached garages, and similar structures shall be~~when located ~~in a required rear yard~~behind the established front setback of the primary structure and in accordance with the following standards:

(A) Storage ~~s~~Structures, ~~o~~Outdoor ~~s~~Shelters, ~~s~~Sheds, ~~b~~Bath ~~h~~Houses, and ~~s~~Similar ~~s~~Structures:

(1) Residential Properties:

(a) Maximum Size = 200 square feet ~~shall not exceed 200 square feet in a residential district or 300 square feet in a non-residential district. No such structure shall be located closer than five feet to a side lot line or five feet to a rear lot line.~~

(b) Side & Rear Setback = 5 feet

(c) Maximum Number = 2 (excluding a detached garage)

(2) Non-Residential Properties:

(a) Maximum Size = 300 square feet

(b) Side & Rear Setback = 5 feet

(c) Maximum Number = 3

(3) Structures exceeding the maximums outlined above must comply with the setback requirements of the district in which the property is located.

(4) Exemptions: Playhouses/Playsets, Sunshades, Firepits, Compost Bins/Rain Barrels, Rain Garden Beds, Storage Cabinets, Chicken Coops (per Section 4-3) and Similar Items.

~~(A)~~

(B) Detached ~~g~~Garages: ~~may be constructed in a required rear yard, provided said structure does not exceed 20 feet in height and is no closer than five feet from the rear property line and is no closer to the side property line than a distance of seven and one-half feet or the district side yard requirement, whichever is less. The maximum size of the detached garage shall not exceed 25 percent of the required rear yard, which is as follows:~~

(1) Maximum Height = 20 feet

(2) Minimum Side Setback = 7.5 feet or the district side yard requirement, whichever is less.

(3) Minimum Rear Setback = 5 feet

~~(B)~~(4) Maximum Size = 350 square feet, or up to 600 square feet if the garage does not exceed 25% of the gross floor area of the primary structure.

~~Zoning District~~	~~Required Rear Yard (Ft.)~~	~~Minimum Lot Width (Ft.)~~	~~Rear Yard Area (Sq. Ft.)~~	~~25% Limit (Sq. Ft.)~~
~~R-60*~~	~~20~~	~~40~~	~~800~~	~~200~~
~~R-70~~	~~20~~	~~60~~	~~1,200~~	~~300~~
~~R-70A~~	~~20~~	~~60~~	~~1,200~~	~~300~~
~~R-100~~	~~30~~	~~75~~	~~2,250~~	~~562.5~~
~~R-100A~~	~~25~~	~~60~~	~~1,500~~	~~375~~
~~RO~~	~~20~~	~~60~~	~~1,200~~	~~300~~
~~CRM~~	~~20~~	~~60~~	~~1,200~~	~~300~~
~~A~~	~~50~~	~~20~~	~~10,000~~	~~2,500~~
~~MHP*~~	~~7.5~~	~~50~~	~~375~~	~~93.75~~
~~TP~~	~~N/A~~	~~N/A~~	~~N/A~~	~~N/A~~
~~RPD/S.F. Detached~~	~~20~~	~~75~~	~~1,500~~	~~375~~
~~RPD/Cluster (corner only)~~	~~10~~	~~60~~	~~600~~	~~150~~

~~*The maximum size allowed shall be up to 300 square feet.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93; Am. Ord. 2005-10, passed 6-21-05)

§ 36.02 Swimming Pools and Screen Enclosures.

(A) All construction shall be in accordance with the City's building codes.

(B) Prior to final inspection the pool shall be completely enclosed with an approved wall, fence, ~~cage~~screen enclosure, or other substantial structure not less than ~~four~~4 feet in height. All entryways to fenced or enclosed pools shall be equipped with self-closing and latching gates which shall remain closed when not used or supervised by the owner.

(C) Pools and ~~pool~~ screen enclosures shall ~~abide by~~meet the following minimum setbacks:

Pools (Measured from Water's Edge)[1]	
~~Pool to side lot line measured from water's edge—No enclosure~~Side Lot Line	8 feet ~~plus outside of any easement~~
~~Pool to rear lot line measured from the edge of the deck—No enclosure~~Rear Lot Line	5 feet ~~plus outside of any easement~~
Screen Enclosures[1, 2]	
~~Pool screen enclosure to side lot line~~Side Lot Line	• Screen/Solid Roof [3] = 8 feet or district side yard requirement, whichever is more permissive ~~and outside of any easement~~
~~Pool screen enclosure to rear line~~Rear Lot Line	• Screen Roof = 5 feet ~~or outside of any easement~~ • Solid Roof [3] = May extend up to 10 feet into the district rear yard, but no closer than 15 feet to the rear lot line.
~~Required distance between water's edge and pool screen enclosure~~	~~3 feet~~
Waterfront Properties	
Pools/Screen Enclosures	15 feet (from the center of the seawall cap)[2] ~~See also Section 55.01, LDC~~

1. Pools and screen enclosures may not encroach into any easement.
2. Pools and pool screen~~ed~~ enclosures may be constructed within the required shoreline buffer provided a minimum setback of 8 feet is maintained from the seawall and provided that certification from an engineer registered in the State of Florida is submitted prior to issuance of a permit stating that the proposed structure will not affect the integrity or functioning of the seawall or its deadmen.
3. Areas under solid roofs may not be altered to form enclosed or conditioned living space unless minimum district setbacks are met.

(Ord. 90-10, passed 5-1-90; Am. Ord. 92-07, passed 5-5-92; Am. Ord. 93-33, passed 10-15-93; Am. Ord. 99-13, passed 5-18-99)

§ 36.03 Fences &~~,~~ Walls~~, and Hedges~~.

(A) All fences ~~,~~and walls~~, and hedges~~ shall conform to the requirements of this Code for visibility triangles, as defined in Section 37.00. ~~All permitted fences shall be located on the property of the applicant and not within any public right-of-way.~~ For all corner lots, ~~as defined in Section 241.00(A) of this Code,~~ a fence may be constructed in the yard facing the street that is not the front yard of principal orientation for the structure, as provided for in this section.

(B) In all residential districts no fence, wall, or hedge shall exceed ~~four~~3 feet in height when located within the district's required front yard setback.

(C) In all residential districts, no fence, hedge, or wall shall exceed ~~six~~6 feet in height. The maximum height in agricultural, commercial and industrial districts shall be ~~eight~~8 feet.

(1) Exception: In residential districts, subdivision perimeter fences~~, hedges~~ or walls may be a maximum of ~~eight~~8 feet in height.

(D) Barbed wire shall be limited to three strands at a minimum of ~~six~~6 feet above the ground. Barbed wire may be used only on security fences or walls in agricultural, commercial and industrial districts, or accessory to any utility installation.

(E) All fences shall be constructed so that the ~~side of the fence facing or viewable from the public right-of-way or an adjoining property shall be the~~ finished side of the fence in terms of materials and their treatment, with all support posts and stringers to be placed facing inward toward the applicant's property. This requirement may be waived by the City Manager or designee, ~~A special permit to allow the finished side of a fence to face toward the applicant's property may be issued by the building official,~~ when ~~both of~~ the following conditions have been met:

(1) The section of the subject fence proposed to be unfinished is not visible from a public right-of-way; and

~~(1)~~(2) Is facing a parcel with ~~an agricultural, commercial or industrial land use~~ a nonresidential zoning designation; and

~~(2)~~(3) Notarized ~~l~~Letters of no objection have been received from all ~~all landowners~~affected adjacent property owners ~~abutting the location~~ of the subject fence.

~~(3)~~(4) This provision shall not be subject to variance.

(F) All chain link fences shall be installed with the pointed ends to the ground. No electrically charged fence shall be erected in the city.

(G) All fences and walls shall be located on the property of the applicant and ~~No fences shall be allowed in any~~not within any public ~~street~~ right-of-way.

(H) All fences and walls shall be maintained in a safe condition and shall not be allowed to become dilapidated.

~~(H)~~(I) Walls are not permitted in any easement, with the exception of historic site walls and new site walls that receive Certificate of Appropriateness approval within designated historic districts.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93; Am. Ord. 2003-31, passed 9-30-03; Am. Ord. 2006-05, passed 3-21-06)

§ 36.04 ~~ACCESSORY DWELLING UNITS~~Accessory Dwelling Units (ADUs).

(A) Accessory dwelling units (ADUs) are intended to provide additional housing options and increased affordable housing opportunities throughout the City.

(B) ~~Accessory Dwelling Units,~~ Residential Zoning Classifications (Accessory to Single-Family, Detached Dwellings Only): ~~REFER TO SECTION 71.00.~~

(1) An ADU may be attached to the primary unit or be separate/detached, and must:

(a) Have a separate entrance from the primary unit, and;

(b) Contain sleeping quarters, a bathroom, and a full kitchen with sink, cooking unit (e.g., range, stovetop, or oven), and refrigerator.

(2) The unit shall not exceed 800 square feet or 20% of the gross floor area of the primary structure, whichever is greater, in living area.

(3) There shall be only one unit per parcel of ownership.

(4) Either the primary or accessory dwelling shall be owner-occupied.

(5) All applicable district standards pertaining to setbacks, building height, and lot coverage shall be met.

(6) No separate metered utility connection for the ADU shall be permitted.

(7) Mobile homes and recreational vehicles shall not be used as an ADU.

~~(A)~~(8) A recorded restricted covenant outlining the above requirements have been met must be provided with the building permit application.

(C) ~~Accessory Dwelling Units, Industrial~~Nonresidential/Mixed-Used Zoning Classifications ~~(WDII, IR, IH, IPD zoning districts)~~:

~~(B)~~(1) ~~.~~One ~~accessory dwelling unit~~ADU per parcel of ownership is permitted as an accessory use to an office, commercial or industrial activity.~~shall be allowed in the above identified industrial zoning district classifications subject to the following conditions:~~

~~(1)~~(2) The unit may not exceed 1,500 square feet or 10% of the gross floor area of the primary structure, whichever is less~~,~~. The unit cannot~~nor shall the unit~~ exceed the ~~foot print~~footprint of the primary structure. Where a primary structure does not exist, the ADU cannot exceed 800 square feet.

~~(2)~~(3) The unit may only be occupied as follows:

(a) By the owner of the unit.

(b) By an owner, tenant, or employee, of a business located within the primary structure. Such occupancy may also include the family, as defined by this code, of the primary occupant.

~~(b)~~(4) Mobile homes and recreational vehicles shall not be used as an ADU.

(Ord. 2009-13, passed 10-29-09)

§ 37.00 REQUIRED VISIBILITY TRIANGLES.

(A) A clear vision area (the "sight visibility triangle") for all intersections and driveways ~~On every corner lot the triangle formed by the required right-of-way lines and a line drawn between the points along such required right-of-way lines a distance of 30 feet from the intersection of said lines~~ shall be maintained and kept free of obstructions ~~such that lateral vision is kept clear~~ between a height of three (3) and eight (8) feet above grade.

~~(A)~~(B) For intersections, the triangle shall be formed by measuring a distance of thirty (30) feet along both property lines at the intersection. (See §37.00(G) below)

~~(B)~~(C) For driveways, the triangle shall be formed by measuring fifteen (15) feet along ~~the intersecting lines of~~ the edge of the driveway and fifteen (15) feet along the applicable property line from the point they intersect~~required right-of-way line of the adjoining streets for a distance of 15 feet~~. (See §37.00(G) below)

(D) These requirements shall not apply to the trunk of a tree (but not branches or foliage), posts, columns, mailboxes, or similar structures which are~~is~~ less than six (6) inches in diameter.

~~(C)~~(E) For unique circumstances, the City Manager or designee may waive the visibility triangle requirements of this section. To grant a waiver an inspection must be performed on site or at the intersection to determine that public safety is sufficiently addressed. Such unique circumstances may include one-way streets, excessive rights-of-way where widening is not expected, or other similar situations.

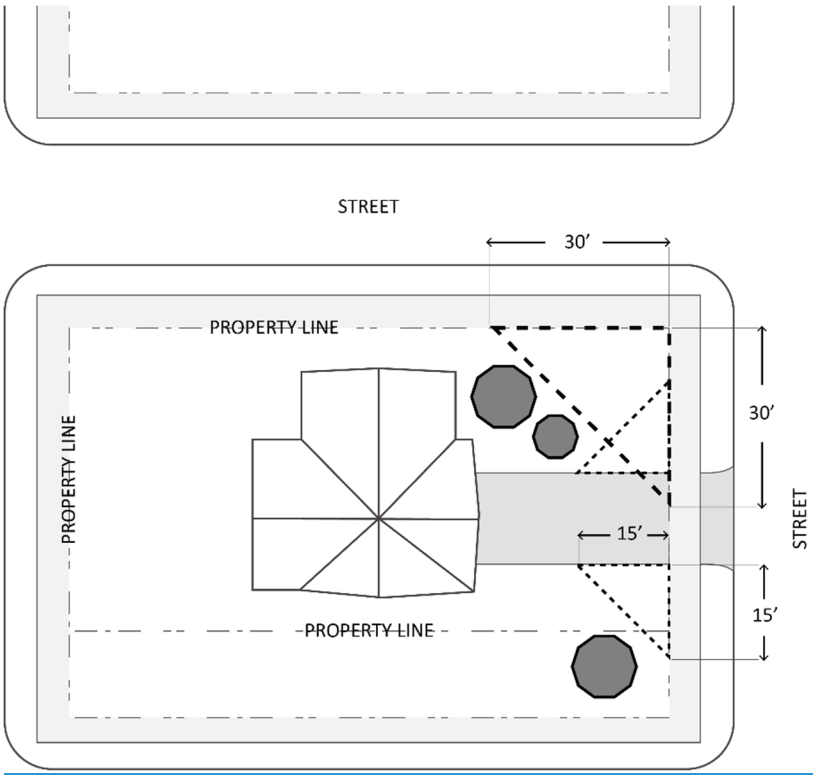
~~(D)~~(F) Abatement of obstructions to vision at intersections; ~~appeal~~Appeal.

(1) **Notice**. Whenever the City Manager, after investigation, ~~shall~~ determines that any tree, shrubbery or other object planted or fixed upon any ~~parkway~~ right-of-way or private property ~~in~~

~~the city~~ adjacent to a street intersection, obstructs the ~~driving~~ vision of ~~the~~ vehicles passing over or through ~~such~~ the ~~street~~ intersection, he shall ~~cause to be served upon the owner or occupant of the property abutting such parkway, or the owner of the property upon which such trees, shrubbery or other objects are planted or fixed in violation of this section~~issue a written notice requiring ~~such~~ the property owner or occupant to remove ~~such~~ the tree, shrubbery or other object~~, or to~~ trim ~~such~~ the tree or shrubbery, or reduce the height and width of the obstruction ~~other objects so as~~ to comply with the provisions of this section. The notice ~~provided for shall be served upon the owner or occupant of the property therein described and~~ shall require the owner or occupant to comply with the directions contained in ~~such~~ the ~~written~~ notice within 15 days of the date on the notice~~after the service of such notice~~. Such notice may and can be served by placing a copy of the notice at a ~~conspicuous~~visible ~~place upon~~location adjacent to the right-of-way ~~the property abutting the parkway, if the offending object is thereon,~~ or ~~upon~~ on the ~~private~~ property ~~upon which the offending object may exist~~where the violation exists.

(2) **Appeal.** The owner of any property affected by the directions ~~of the~~outlined above ~~notice~~ can, within the time specified in the notice, appeal to the Board of Commissioners (BOC)~~City Commission~~, and until the BOC~~City Commission~~ ~~shall~~ acts upon ~~such~~ the appeal the appellant shall not be required to comply with such notice~~, and if~~ If after ~~the service of the~~ notice the owner or occupant does not comply or does not have an appeal granted by the City Commission, the City Manager shall ~~have the~~take necessary action ~~taken~~ to ~~relieve and terminate such traffic~~remedy the hazard ~~either by having such trees or shrubbery trimmed or by having it or them removed~~.

~~(2)~~(G) Sight Visibility Triangle Measurement Example:



(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93)

§ 38.00 YARD ENCROACHMENTS.

Every part of every required yard shall be open and unobstructed from ~~30~~12 inches above the final grade of a lot upward, except as provided for by the following:

(A) ~~Structures~~ At grade improvements ~~less than 30~~ 12 inches or less in height above final grade are not considered yard encroachments.

(B) Cornices, awnings, eaves, gutters, or similar features which are at least 8~~eight~~ feet above grade may extend ~~three~~ 3 feet into any required yard but not closer to any lot line than a distance of 2~~two~~ feet.

(C) Sills, leaders, belt courses and similar ornamental features may extend 12 inches into any required yard, but not over the lot line.

(D) Open fire balconies and fire escapes may extend 5~~five~~ feet into any required yard.

(E) Bay windows, oriels, balconies, and chimneys not more than 10 ~~ten~~ feet in width may extend 3~~three~~ feet into any required front or side yard, but not closer to any side lot line than a distance of 5~~five~~ feet.

(F) Balconies and above grade decks may extend 10~~ten~~ feet into any required rear yard but not closer to any rear lot line than a distance of 15 feet.

(G) An outside stairway, unenclosed, may extend ~~four~~4 feet into any required yard, but not closer to any side lot line than a distance of ~~five~~5 feet.

(H) Air conditioning units and other similar accessory equipment may be located in any required side or rear yard.

(I) Unenclosed porches may extend ~~ten~~ 10 feet into any required front yard, but not closer than ~~ten~~ 10 feet to the front property line and may not be altered to form enclosed or conditioned living spaces. Porches must maintain at least 80% ~~percent~~ openness and may not be screened. Variances are not authorized for this provision.

(J) Except as elsewhere provided by this Code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-52, passed 12-18-90; Am. Ord. 93-33, passed 10-15-93; Am. Ord. 2005-10, passed 6-21-05)

§ 39.00 REQUIRED ACCESS.

(A) Every structure shall be constructed on a lot adjoining a public street, alley, or with access to an approved private street.

(B) No private street shall be approved at a width of less than 24 feet.

(C) Easements for the sole purpose of providing access to new lots (not a lot of record) shall not be permitted.

(D) ~~No land which is residentially~~ Residentially zoned land shall not be used as access to any land ~~which is located~~ in a nonresidential district, except to an existing use ~~which~~ that does not abut a public street, alley or approved private street.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93)

§ 40.00 ~~PARKING OR STORAGE OF~~ ABANDONED VEHICLES.

(A) ~~No abandoned~~ Abandoned vehicles shall not be parked or stored on any residentially zoned or used property other than in a completely enclosed structure.

(B) The term "abandoned vehicle" shall be defined as a vehicle or trailer which is inoperative by virtue of its current condition or without current license plates and current registration or inspection stickers (where required by law).

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93)

§ 41.00 ~~PARKING OF~~ COMMERCIAL VEHICLES IN RESIDENTIAL AREAS.

(A) No commercial vehicle with a gross vehicle weight rating (GVWR) in excess of 12,550 pounds shall park in any residential district except when actively engaged in loading or unloading.

(B) Commercial trailers with an overall length in excess of ~~sixteen~~ 16 feet ~~(16')~~ are prohibited from parking in residential districts except when actively loading or unloading. However, this prohibition does not apply to such trailer when it is kept within a completely enclosed ~~garage~~ structure or a side or rear yard surrounded by a ~~six~~ 6 foot ~~(6')~~ high, opaque fence maintained in sound condition.

(C) This prohibition does not apply to recreational vehicles regardless of GVWR.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93; Am. Ord. 2001-08, passed 5-1-01)

§ 42.00 ~~PARKING OF~~ RECREATIONAL VEHICLES IN RESIDENTIAL AREAS.

(A) No recreational vehicle shall overhang, encroach upon, or be parked on a sidewalk, street, or public right-of-way.

(B) All recreational vehicles parked in the front yard shall be located on a driveway ~~or circular drive~~.

(C) Recreational vehicles may be parked in an interior side or rear yard provided that no part of the vehicle is located closer than 2 feet to ~~the side~~ a lot line.

~~(D) Recreational vehicles may be parked in a rear yard.~~

~~(E)~~(D) Recreational vehicles may be parked in a side street yard ~~adjoining a side street~~ or in the rear yard of a through lot provided the vehicle is ~~concealed~~ screened by a 6 foot tall opaque ~~screening consisting of a~~ fence ~~or hedge not less than 6 feet in height~~.

~~(F)~~(E) ~~In all cases where a recreational vehicle is parked, the~~ Any grass ~~located~~ under ~~such~~ a recreational vehicle shall be ~~trimmed~~ maintained ~~to~~ at the same height as the rest of the yard.

~~(G)~~(F) All recreational vehicles shall be operable and stored in a safe condition. Under no circumstances shall the vehicle be on drums, barrels, concrete blocks, lumber, or similar devices at any time~~devices be utilized for the storage of recreational vehicles~~.

~~(H)~~(G) All recreational vehicles and trailers ~~parked in a residential area under this Section shall not be classified as abandoned under § 40.00 of the Code.~~must maintain required vehicle registration and tags.

~~(I)~~(H) No recreational vehicle shall be used for living, sleeping, ~~or~~ housekeeping, or storage purposes except within an approved recreational vehicle park.

~~(J)~~(I) Repair of recreational vehicles parked in a residential area under this Section shall be limited to minor maintenance, and in no case shall repair be conducted as a business, for profit or in a manner which renders a vehicle inoperative.

~~(K)~~(J) Recreational vehicle storage areas incorporated into a residential project design shall be ~~concealed~~ screened by a 6 foot tall opaque ~~screening consisting of a~~ fence ~~or hedge no less than 6 feet in height~~.

~~(L)~~(K) Recreational vehicles shall include but not be limited to any motorized home, travel trailer, small cargo trailer, boat, boat trailer, house boat, horse van, slide-in or pop-up camper, collapsible trailer and similar vehicles.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93)

~~§ 43.00 USE OF RECREATIONAL VEHICLES OR VEHICLE TRAILERS FOR STORAGE.~~

~~(A) No recreational vehicle or vehicle trailer shall be used for the storage of goods, products or merchandise.~~

~~(B) All structures used for storage shall comply with the requirements of the City's building codes.~~

~~(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93)~~

§ 43.00 RESIDENTIAL BUILDING ORIENTATION

The following standards apply to single-family attached and multifamily residential development projects in all districts:

(A) The primary entryway(s) shall be oriented towards the adjacent street to create a direct connection between the building and the public sidewalk.

(B) Parking lots are not permitted between the front building façade and an adjacent roadway. The following applies:

(1) For corner lots, this provision applies to both street frontages.

(2) For double frontage/through lots, this provision shall only apply to the portion of the lot that is intended to be the front yard.

(3) Individual driveways providing access to a front facing garage are permitted only when the garage is recessed from the front façade a minimum of 10 feet and when the driveway(s) are accessed from a shared internal street.

(4) This provision does not apply to alleyways.

(5) This provision does not apply to individual driveways accessed from public/private streets or an internal access drive.

(C) These provisions are not applicable to buildings and other structures set back from the street and located internal to the site where a separate building located along the primary street meets these standards.

§ 44.00 LODGING FACILITIES (BED AND BREAKFAST).

The following ~~S~~supplementary regulations for lodging facilities (bed and breakfast) apply~~.~~:

(A) The use shall only be allowed in residential structures that are listed on the Florida Master Site File, the National Register of Historic Places, or a contributing structure located in a National Register or local historic district.

(B) The renovation or restoration shall preserve the historical context of the original structure and shall contribute significantly to the character and economic revitalization of the neighborhood.

(C) The individual rooms that are rented shall not contain cooking facilities.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

(§§ 45.00 through 50.00 reserved)

83390

Tampa Bay Times

Published Daily

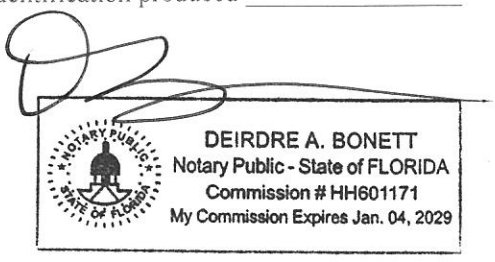
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Application #26-24 was published in said newspaper by print in the issues of 04/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jesaca Bowling
Sworn to and subscribed before me this **04/01/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____



NOTICE OF AMENDMENT TO CODE OF ORDINANCES

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinances:

ORDINANCE 2026-08

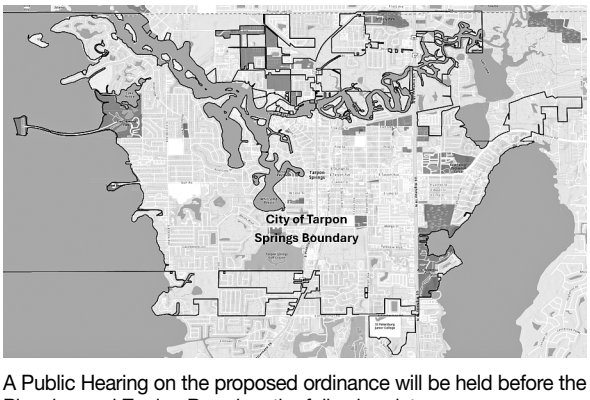
AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE I GENERAL PROVISIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

ORDINANCE 2026-09

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE II DISTRICT REGULATIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE III SUPPLEMENTARY DISTRICT REGULATIONS TO INCORPORATE GENERAL UPDATES AND REVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.



A Public Hearing on the proposed ordinance will be held before the Planning and Zoning Board on the following date:

Monday, April 20, 2026 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the Board of Commissioners on the following dates:

Tuesday, May 12, 2026 @ 6:30 P.M. (1st Reading)
Tuesday, May 26, 2026 @ 6:30 P.M. (2nd Reading)

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

Please Reference Application #26-24

4/01/2026 jb

83390-1

MEMORANDUM

To: Board of Commissioners

Through: Charles Rudd, City Manager

From: Allie Keen, Interim Planning Director

Date: May 12, 2026

Subject: Proposed Ordinance 2026-07: Amendment to the Land Development Code (LDC) Section 56.05(G) pertaining to Temporary Mobile Food Dispensing Vehicles

---

RECOMMENDATION:
Review proposed Ordinance 2026-07 amending Section 56.05(G) of the Land Development Code. Two versions of the ordinance are attached:

- Version drafted by staff and presented to the Planning and Zoning Board
- Version recommended by the Planning and Zoning Board (see below)

It is recommended that the Board finalize the version to be acted upon and act to approve or deny the ordinance.

BACKGROUND:
At their regular meeting of February 10, 2026 the Board of Commissioners provided direction to staff to draft revisions to the standards for temporary use of mobile food dispensing vehicles (a.k.a, "food trucks"). The primary objective of the proposed revisions is to expand the ability for temporary food trucks to remain on the service site overnight for a limited period. Staff has provided a draft ordinance that essentially:

- requires a temporary use approval process,
- allows overnight parking of food trucks for four (4) nights, and,
- provides for documentation and enforcement through the Local Business Tax Receipt process.

PLANNING AND ZONING BOARD RECOMMENDATION:
The Planning and Zoning Board heard this item at their regular meeting of April 20, 2026 with six (6) board members present. The Board proposed the following revisions to the staff-drafted version:

- require a conditional use approval for overnight parking of food trucks, and,
- allow overnight parking of food trucks for up to three (3) nights.

The Board voted to recommend that the Board of Commissioners approve Ordinance 2026-07 with the changes listed above. There were two members dissenting.

Note: The original published title of Ordinance 2026-07 specified revisions to LDC Section 56.00 Temporary Uses. However, no revisions to that section are included in the proposed ordinance. The title will be revised on second reading to remove the reference to LDC Section 56.00.

MEMORANDUM

To: Planning and Zoning Board

From: Allie Keen, Interim Planning Director

Date: April 20, 2026

Subject: Proposed Amendment to the Land Development Code Section 56.05(G) pertaining to Temporary Mobile Food Dispensing Vehicles

---

RECOMMENDATION:
Review and provide a recommendation to the Board of Commissioners regarding proposed amendments to Section 56.05(G) of the Land Development Code.

BACKGROUND:
At their regular meeting of February 10, 2026 the Board of Commissioners provided direction to staff to draft revisions to the standards for temporary use of mobile food dispensing vehicles (a.k.a, "food trucks"). The primary objective of the proposed revisions is to expand the ability for temporary food trucks to remain on the service site overnight for a limited period.

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SECTION 56.00 TEMPORARY USES AND SECTION 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City of Tarpon Springs regulates the operation of mobile food dispensing vehicles as temporary uses in accordance with Sections 56.05 of the Land Development Code; and

WHEREAS, the current regulations do not allow temporary mobile food dispensing vehicles to remain parked overnight at an operating location; and

WHEREAS, it is desirable to allow overnight parking on a limited basis; and

WHEREAS, revisions to Section 56.05 are necessary to provide for standards with regard to the allowance of overnight parking; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 20, 2026 held a public hearing and recommended approval of Ordinance 2026-07; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to incorporate the necessary revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Section 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY sub-paragraph (G) is hereby amended as follows:

(G) Mobile food dispensing vehicles, when not in active operation, may only be parked/stored on a parcel of land in accordance with an approved site plan and in a location where onsite storage of vehicles is a permitted use. The mobile food dispensing vehicle may remain on the service site temporarily overnight when not in operation in accordance with the following conditions:

(1) A Temporary Use Permit must be reviewed and approved by the City's Technical Review Committee (TRC).

(2) A site plan drawn to scale must be provided identifying the location where the mobile food truck is to be temporarily parked overnight.

(3) The specific days of the week that the vehicle will remain on site must be identified on the Temporary Use Permit application and included on the property owner's required Local Business Tax Receipt. The mobile food dispensing vehicle may not remain on site for more than 4 nights in each calendar week.

(4) The Temporary Use Permit must be renewed if the specified days of the week for overnight parking of the mobile food dispensing vehicle changes.

(5) The Technical Review Committee may place any conditions necessary to protect the public health, safety, and welfare and to ensure compliance with applicable building and fire codes.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SECTION 56.00 TEMPORARY USES AND SECTION 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City of Tarpon Springs regulates the operation of mobile food dispensing vehicles as temporary uses in accordance with Sections 56.05 of the Land Development Code; and

WHEREAS, the current regulations do not allow temporary mobile food dispensing vehicles to remain parked overnight at an operating location; and

WHEREAS, it is desirable to allow overnight parking on a limited basis; and

WHEREAS, revisions to Section 56.05 are necessary to provide for standards with regard to the allowance of overnight parking; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 20, 2026 held a public hearing and recommended approval of Ordinance 2026-07; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to incorporate the necessary revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Section 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY sub-paragraph (G) is hereby amended as follows:

(G) Mobile food dispensing vehicles, when not in active operation, may only be parked/stored on a parcel of land in accordance with an approved site plan and in a location where onsite storage of vehicles is a permitted use. The mobile food dispensing vehicle may remain on the service site temporarily overnight when not in operation in accordance with the following conditions:

(1) A Conditional Use approval is required pursuant to the process and standards of the Code.

(2) A site plan drawn to scale must be provided identifying the location where the mobile food truck is to be temporarily parked overnight.

(3) The specific days of the week that the vehicle will remain on site must be identified on the application for a Conditional Use and included on the property owner's required Local Business Tax Receipt. The mobile food dispensing vehicle may not remain on site for more than 3 nights in each calendar week.

(4) The Local Business Tax Receipt must be renewed if the specified days of the week for overnight parking of the mobile food dispensing vehicle changes.

(5) The Board of Commissioners may place any conditions necessary to protect the public health, safety, and welfare and to ensure compliance with applicable building and fire codes.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

83153

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-07 was published in said newspaper by print in the issues of 04/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jessica Bowling
Sworn to and subscribed before me this **04/01/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

LEGAL NOTICE

NOTICE OF AMENDMENT TO CODE OF ORDINANCES

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2026-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SECTION 56.00 TEMPORARY USES AND SECTION 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

A Public Hearing on the proposed ordinance will be held before the **Planning and Zoning Board** on the following date:

Monday, April 20, 2026 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the **Board of Commissioners** on the following dates:

Tuesday, May 12, 2026 @ 6:30 P.M. (1st Reading)
Tuesday, May 26, 2026 @ 6:30 P.M. (2nd Reading)

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, Phone (727) 942-5611, City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's website at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

Please Reference Application #26-25

04/01/26 jb

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